

# ENF Environmental Notification Form

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: 13575  
 MEPA Analyst: *Beirny Angus*  
 Phone: 617-626-1029

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Senior Housing Community		
Street: East & Miller Streets		
Municipality: Ludlow	Watershed: Chicopee	
Universal Transverse Mercator Coordinates: UTM 18 711487E 4672075N	Latitude: 42° 10' 20"N Longitude: 72° 26' 22"W	
Estimated commencement date: 11/1/05	Estimated completion date: 11/1/06	
Approximate cost: \$1,000,000	Status of project design:	20 %complete
Proponent: GM&M Realty Trust, LLC		
Street: 272 Exchange St.		
Municipality: Chicopee	State: MA	Zip Code: 01020
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jay Vinsky		
Firm/Agency: The Berkshire Design Group	Street: 4 Allen Place	
Municipality: Northampton	State: MA	Zip Code: 01060
Phone: 413-582-7000	Fax: 413-582-7005	E-mail: jay@berkshiredesign.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): none

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: to be obtained: Order of Conditions (Ludlow Conservation Commission), Special Permit/Site Plan Approval (Ludlow Planning Board), EPA NPDES Construction General Permit, Building Permit

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species          | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation                        |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air                   | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC            | <input type="checkbox"/> Regulations           | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	30.83			
New acres of land altered		21		
Acres of impervious area	0.2	6.5	6.7	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	1,400	173,000	174,400	
Number of housing units	0	66	66	
Maximum height (in feet)	0	30'	30'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	632*	632*	
Parking spaces	0	134	134	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	21,780	21,780	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	21,780	21,780	
Length of water/sewer mains (in miles)	0	0.8	0.8	

\*ITE Code 210 (Single Family Detached Housing)

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_ )  No

**HISTORICAL / ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_ )  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_ )  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_ )  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The project site consists of 30+/- acres which front East and Miller Streets in Ludlow. In 2004, the property was rezoned to allow the type of development proposed in this notice. The site has been used for storage of construction equipment and materials and contains a building and small paved area. Surrounding land uses are generally residential.

While a number of layout alternatives have been explored prior to the development of the preferred site plan, the project reflects a balance between the preservation of sensitive natural areas (steep slopes, wetlands) and the provision for a feasible number of housing units. It proposes 66 single-family and duplex units to serve the senior population (age 55+). Private roadways, utilities, stormwater management, sidewalks, a 'village green' and associated improvements are also proposed.

The majority of the 21+/- acres proposed to be altered occur within an area of current disturbance. Some of this area includes existing exposed soils that would be improved and stabilized as part of this project. Disturbance of mature woodlands in the north/northeast portions of the site will be minimized. No disturbance within 25' of any wetland area is proposed.

The increase in impervious area will slightly increase storm water runoff rates and volumes. However, these rates and volumes will be controlled through the proposed storm water management facilities, including detention basins, and will approximate the pre-construction rates. Proposed work will not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate non-point source pollution. Prior to the start of construction, erosion control barriers will be installed to protect environmentally sensitive areas. These will include silt fencing and staked hay bales and/or other measures approved by the Ludlow Conservation Commission. They will remain in place until construction is complete and vegetation has been established.

This ENF filing is triggered by (1) creation of 5 or more acres of impervious surface and (2) extension of sanitary sewer main over 0.5 mile