**Commonwealth of Massachusetts**
***Executive Office of Environmental Affairs ■ MEPA Office***

# ENF Environmental Notification Form

*For Office Use Only*
*Executive Office of Environmental Affairs*
EOEA No.: 13093
MEPA Analyst: Deirdre Buckley
Phone: 617-626-1044

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: **Donny Brook Country Club 18-Hole Golf Course** | | |
| Street: **Route 7** | | |
| Municipality: **Lanesboro** | Watershed: **Housatonic** | |
| Universal Tranverse Mercator Coordinates: 18 0643577E 4714992N | Latitude: **42° 34' 33.32" N**<br>Longitude: **73° 15' 1.98" W** | |
| Estimated commencement date: **8/2002** | Estimated completion date: **2005 -2006** | |
| Approximate cost: **± $2,000,000.00** | Status of project design: **50** %complete | |
| Proponent: **Donny Brook, Inc.** | | |
| Street: **P.O. Box 1427** | | |
| Municipality: **New Ashford** | State: **MA** | Zip Code: **01237** |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: **Brett Kamienski** | | |
| Firm/Agency: **S-K Design Group, Inc.** | Street: **2 Federico Drive** | |
| Municipality: **Pittsfield** | State: **MA** | Zip Code: **01201** |
| Phone: **(413) 443-3537** | Fax: **(413) 445-5376** | E-mail: **bkamienski @ sk-designgroup.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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
☐Yes(Specify_____) ☒No

List Local or Federal Permits and Approvals: **Notice of Intent, Massachusetts Highway Department Access Request.**

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

| | | |
|---|---|---|
| ☒ Land | ☐ Rare Species | ☐ Wetlands, Waterways, & Tidelands |
| ☐ Water | ☐ Wastewater | ☐ Transportation |
| ☐ Energy | ☐ Air | ☐ Solid & Hazardous Waste |
| ☐ ACEC | ☐ Regulations | ☐ Historical & Archaeological Resources |

| Summary of Project Size & Environmental Impacts | Existing | Change | Total |
|---|---|---|---|
| **LAND** | | | |
| Total site acreage | 365 | | |
| New acres of land altered | | 46± | |
| Acres of impervious area | .25± | 5± | 51.25± |
| Square feet of new bordering vegetated wetlands alteration | | .1± | |
| Square feet of new other wetland alteration | | .1± | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | |
| **STRUCTURES** | | | |
| Gross square footage | 8700 | 300 | 9000 |
| Number of housing units | 2 | 0 | 2 |
| Maximum height (in feet) | 35 | 0 | 35 |
| **TRANSPORTATION** | | | |
| Vehicle trips per day | 15 | 650± | 665± |
| Parking spaces | 10 | 60± | 70± |
| **WATER/WASTEWATER** | | | |
| Gallons/day (GPD) of water use | 350± | 52,500± | 52,350 |
| GPD water withdrawal | 350± | 52,500± | 50,350 |
| GPD wastewater generation/ treatment | 350± / 0 | 2500± / 0 | 2850± / 0 |
| Length of water/sewer mains (in miles) | 0 | 0 | 0 |

**State Permits & Approvals**

- ☒ Order of Conditions
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☒ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☐ DEP or MWRA Sewer Connection/ Extension Permit
- ☐ Other Permits (*including Legislative Approvals*) – Specify:

**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 **Project is located within two (2) Priority Habitats of Rare Species (See Figure #4)** ☐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 **The Chadwick House (MHC #LNS.51) is located on the property.** ☐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.*)

**a.) The proposed Donny Brook Golf Course site is located on the west and east sides of Route 7, just north of the intersection with Route 43 in Lanesboro, Massachusetts. The proposed site is a three hundred and sixty five (365) acre parcel bisected by Route 7. Route 7 will divide the 18-hole golf course, with the front nine being located on the west side and the back nine on the east side. The course clubhouse and parking area will be located on the west side on Route 7. The existing stone building (Chadwick House) on site will be utilized as the clubhouse. The land being proposed for the golf course primarily consists of mowed agricultural pasture and fields forming large areas of open meadow. The fields and meadows are outlined by a coniferous/deciduous forest with numerous recreational trails scattered throughout. The land was formerly used for agricultural purposes (haying) and little clearing is proposed for the construction of the course as the open meadows will be utilized for the fairways, tee boxes, and greens. (See Notice of Intent & Plans to Accompany NOI – Exhibit A) The topography of the site is hilly on the both portions of the course. Town Brook flows from west to east across the western portion of the course, under Route 7, and exits the property on the south property line of the eastern portion of the course. Several wetlands exist throughout the entire site, and are marked in the field with wetland delineation flagging. Currently only the western half of the course is flagged. Four (4) ponds are located on the proposed site, two (2) on the western portion of the course and two (2) on the eastern. The pond closest to Route 7 on the western portion of the course is man made and is fed by an artesian groundwater well.**

**The west and east portions of the golf course will be connected by a cart path that runs underneath the Route 7 overpass of Town Brook. This will eliminate golf cart traffic on the Route 7 roadway. An access request letter has been submitted to the Massachusetts Highway Department regarding this issue (See Exhibit B).**

**The proposed Donny Brook Golf Course is surrounded by undeveloped woodland in all directions.**

**b. & c.) The work proposed consists of the property to be divided into an eighteen (18) hole golf course layout on the west and east sides of Route 7. The proposed project includes the construction of those entities that normally characterize a typical golf course setting, primarily the**

course fairways, greens, sand/water hazards, cart paths, lightning shelters, and a parking area. Engineered golf course design will be utilized as necessary to comply with state and local requirements and utilize permeable soil conditions by adhering to the existing topography. The proposed work will also include the maintenance or improvements of existing culverts, access drives, and existing bridges that were created during the historical farming use of the site. Public sewer access is not available; therefore a private sewer system for the course clubhouse is proposed. Percolation tests will be conducted on the property to find the best suitable location for the septic system. A public water supply is not currently available for the property. A new drinking water well will be installed at the site. A separate groundwater well has already been installed along Route 7 on the western portion of the site. This well feeds the man made pond and will be utilized for irrigation purposes.

Currently, the proponent has submitted for a permit (NOI) for the construction of the front 9 holes on the western half of the property (See Notice of Intent – Exhibit A). Work is not planned for the back 9 of the golf course until the front 9 is completed. The Back 9 is similar to the front, being that little or no clearing is needed for the construction of the golf course. All fairways, greens, and tee boxes are located in open fields and meadows that were historically used for haying. The proponent will file for the appropriate permitting before work is performed on the east side of Route 7 (Back 9). A Site Plan including all 18 Holes is provided in Exhibit F.

The golf course area will remain as an area of pervious soil conditions. Therefore, stormwater management for the site primarily applies to the proposed new and expanded parking lot areas and cart paths. The stormwater management system proposed for the site will remove 80% of the site's average annual Total Suspended Solids (TSS) load. Overland flow to grass lined swales will filter out sediments before runoff is collected in an infiltration basin. No subsurface collection network is proposed for the site. Cart paths will consist of a pervious stone mixture that will allow infiltration of stormwater. (See Notice of Intent for Stormwater Management Study – Exhibit A)

The alternatives for the project site include the No-Build Alternative, which would maintain the use of the area as non-developed mowed pastures and woodlands, and the Preferred Alternative, which is to construct an eighteen (18) hole golf course on the property.

No Build Alternative – The site is currently a vacant undeveloped site, specifically areas of large mowed open fields and pastures. Under the No Build Alternative the site would remain undeveloped.

The Preferred Alternative – The work proposed consists of constructing an eighteen (18) hole golf course on the property. The proposed project includes the construction of those entities that normally characterize a typical golf course setting, primarily the course fairways, greens, sand/water hazards, cart paths and parking areas.

Alternative Sites – The proposed site is suitable for development for a variety of reasons as follows;

1. Slight slope and topography of the property makes it suitable for golf course construction;
2. 99% of proposed course area is already cleared, making it suitable for course construction;
3. Irrigation well onsite produces an adequate amount of water for site;

4. **Improvement of conditions within the Riverfront Area by establishing a vigorous grass turf in areas disturbed by past haying activities and farming machinery;**
5. **Improvement and maintenance of existing culverts, access drives, and bridges on the site;**
6. **Site is located outside of 100-year floodplain;**

**Due to the size, conditions, and location of the proposed property, it would not be feasible to build on an alternative site.**