



**Environmental
Notification Form**

11/01/99
For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13105
MEPA Analyst: Bill GAGE
Phone: 617-626-1025

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: The Courtside		
Street:		
Municipality: Springfield	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: 700430E 4667768N	Latitude: 42.1383°N	Longitude: -72.5747°W
Estimated commencement date: Oct. 2003	Estimated completion date: Oct. 2006	
Approximate cost: \$1,000,000	Status of project design: 100 %complete	
Proponent: Modern Continental Enterprises		
Street: 600 Memorial Drive		
Municipality: Cambridge	State: MA	Zip Code: 02139
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Edward T. Eisenhaure		
Firm/Agency: Modern Continental	Street: 600 Memorial Drive	
Municipality: Cambridge	State: MA	Zip Code: 02139
Phone: (617) 503-5437	Fax: (617) 577-8183	E-mail: weisenhaure@moderncontinental.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:

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	26.014			
New acres of land altered		8.89		
Acres of impervious area	0.0	8.89	8.89	
Square feet of new bordering vegetated wetlands alteration		0.0		
Square feet of new other wetland alteration		0.0		
Acres of new non-water dependent use of tidelands or waterways		0.0		
STRUCTURES				
Gross square footage	0.0	136,500	136,500	
Number of housing units	0	91	91	
Maximum height (in feet)	0	30	30	
TRANSPORTATION				
Vehicle trips per day	0	970	970	
Parking spaces	0	182	182	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0.0	30,030	30,030	
GPD water withdrawal	0.0	30,030	30,030	
GPD wastewater generation/ treatment	0.0	30,030	30,030	
Length of water/sewer mains (in miles)	0.0	1.11	1.11	

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 Courtside project is an urban development endeavor in the city of Springfield, MA. Prior to the initiation of the project, the site was an undeveloped lot, partially wooded, mainly serving as a dumping ground, and occasionally as a racetrack for dirt bikes. Upon completion, ninety-one single-family homes on each of the housing lots and new roads, according to the standards set by the City of Springfield, will be constructed within the work area. The size of each lot will be a minimum of 7500 square feet. The proposed roads will be Naismith Street, which will be intersecting directly into Saint James Avenue, and five other roads. Extending from Naismith Street shall be Sylvia Street, Hickox Street, and Wells Street, in addition to the three cul-de-sacs Wells Place, Hickox Place, and Naismith Place. Lastly, Williams Drive will be extended so that it intersects Naismith Street between Lots 39 and 40. Along with the building of roads, sidewalks will be created with the inclusion of a two-foot wide grass strip. As for the neighboring streets, Felicia and Montclair, these will remain unchanged as both streets will remain dead-end streets.

A sewage pumping station is proposed to handle the majority of the sanitary sewage. A small percentage will enter directly to the existing sewer line in St. James Avenue by means of gravity flow. All of the surface drainage for the proposed roads will be contained within the site by means of leaching pits, except for approximately 150 feet of roadway which will flow directly to the stormwater system in St. James Avenue.

The total area that will be involved is 1,133,175 square feet, approximately 26.01 acres. Furthermore, a combined 136,500 sq. ft. (3.13 acres) will be for houses with an additional combined area of 43,560 sq. ft. (1.00 acres) for driveways. The roadways will be a combined 207,188 sq. ft. (4.76 acres). As a result, the total of impervious land created will be 393,288 sq. ft. (9.14 acres) for the construction of houses, roads, and driveways. Another part of this project is the installation of drainage and sewer systems, which once completed, shall be turned over to the city of Springfield.