

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>12881</u>
MEPA Analyst:	<u>Nicholas Zavolas</u>
Phone:	617-626- <u>1030</u>

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: Timber Ridge Estates; Residential Subdivision		
Street: Timber Ridge Road		
Municipality: Ludlow	Watershed: Chicopee River	
Universal Transverse Mercator Coordinates: UTM NAD 83 Meters Zone 18 N: 46 75 975 to 46 75 050 E: 07 14 457 to 07 14 838	Latitude: 42°12'24" to 42°11'53" N Longitude: 72°24'7" to 72°23'52" W	
Estimated commencement date: 1/1/03	Estimated completion date: 1/1/06	
Approximate cost: \$1,000,000.00 ±	Status of project design: 50% complete	
Proponent: Jay Capuano		
Street: 687 Hall Hill Road		
Municipality: Somers	State: CT	Zip Code: 06071
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Steven Riberdy		
Firm/Agency: BEC, Inc.	Street: 296 North Main Street	
Municipality: East Longmeadow	State: MA	Zip Code: 01028
Phone: 413-525-3822	Fax: 413-525-8348	E-mail: sriberdy@b-e-c.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 301 CMR 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): N/A

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

List Local or Federal Permits and Approvals: **Order of Conditions, 401 Water Quality Certification, US ACOE Section 404 Permit PGP II, SWPPP, NPDES**

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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input 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
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <input checked="" type="checkbox"/> USACOE 404 Permit - PGP II <input checked="" type="checkbox"/> NPDES Construction <input checked="" type="checkbox"/> SWPPP <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	70			
New acres of land altered		25.6		
Acres of impervious area	0	5.6	5.6	
Square feet of new bordering vegetated wetlands alteration		29,881		
Square feet of new other wetland alteration		315 L.F.		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	1.2 acres	1.2 acres	
Number of housing units	0	27	27	
Maximum height (in feet)	0	30	30	
TRANSPORTATION				
Vehicle trips per day	0	NA	NA	
Parking spaces	0	NA	NA	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	NA	NA	
GPD water withdrawal	0	NA	NA	
GPD wastewater generation/ treatment	0	NA	NA	
Length of water/sewer mains (in miles)	0	0	0	

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.*)

Site Description

The proponent plans to construct a 27 lot residential subdivision on land currently owned by the proponent. The project site is located south of Bondsville Road, at the existing terminus of Timber Ridge Road in Ludlow, Massachusetts and the eastern property boundary about the Town of Belchertown, MA. The project area is 70.04 acres in size and generally rectangular in shape orientated along a north south axis. The central and eastern portions of the project area include a mature forest community that appears to have been in agriculture many years ago. The lower western portion contains a large Bordering Vegetated Wetland (BVW) system that borders on the Broad Brook. Four intermittent streams also traverse the project site and convey flow from the eastern portion of the site downslope to the BVW. The project will also include the associated roadway, septic systems, stormwater management infrastructure, utilities, and wetland mitigation area.

Alternatives

The alternatives evaluated for this project include:

No Build: The proponent purchased the parcel with an approved 38 lot subdivision plan (1997). Not building would eliminate the proponent's right to complete the approved development. This alternative is not being considered given the significant investment made for the parcel.

Full Build Out: The 1997 subdivision plan included two entrances to the site with an additional cul-de-sac. Further evaluation of this alternative showed that the wetland impacts would be difficult to mitigate for or difficult to receive approvals through various wetland regulations. The Proponent is contacting abutting landowners to assess the potential for alternative access onto the property. The Proponent owns additional parcels adjacent to the project area; however, the vast majority of these parcels would result in significantly more wetland impacts. The proposed entrance off of Timber Ridge Road is currently the only viable access. Without rights to access from other points the proposed entrance is the only option available.

Reduced Scope (Preferred Alternative): This option would propose a 27 lot development. The primary reduction in overall impact would be realized for the wetland resource on the site. The impacts to wetlands would be limited to the construction of the 3600± L.F. roadway. House site development will occur within the 100-foot Buffer Zone and the Local wetland bylaw will limit most development to maintain a 25-foot buffer to the wetland resources. Work under this alternative will

also include the construction of four (4) cross culverts and headwalls to bridge the intermittent stream channels, the installation of retaining walls on some house sites to further reduce land impacts and construction of stormwater management features (i.e., detention basins). This alternative reduces roadway impact by from the Full Build-Out scenario, which also includes a reduction in overall wetland impact on the site. Impacts to the project area will include 315 L.F. of Bank resource, 22,788 S.F. of BVW and 7,093 S.F. of Isolated Vegetated Wetlands (IVW).

Mitigation

The current mitigation plan will be limited to on-site and seeks to replace the BVW impacts at a 1.5:1 ratio. The final location and wetland replacement design is on-going. The mitigation area will incorporate Bank features as well as functions and values associated with the BVW and IVW systems. The project area will also include a wildlife habitat assessment relative to the proposed wetland impacts.