

ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>13653</u>
MEPA Approval:	<u>BRIDNLY ANGLIS</u>
Phone: 617-626-	<u>1029</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: Mountainbrook Residential Subdivision		
Street: Mountainview St. and Westbrook St.		
Municipality: South Hadley	Watershed: Connecticut	
Universal Transverse Mercator Coordinates: UTM 18 700715E 4679636N	Latitude: 42d14'35"N	Longitude: 72d34'02"W
Estimated commencement date: 1/15/06	Estimated completion date: 11/30/08	
Approximate cost: \$1,500,000.00	Status of project design: 100 %complete	
Proponent: Mountainbrook, LLC		
Street: 30 Boltwood Walk		
Municipality: Amherst	State: MA	Zip Code: 01002
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Michael Liu		
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: mike@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): 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: Definitive Subdivision Approval, Sewer Extension Permit, Notice of Intent Order of Conditions

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
LAND				<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 <i>(including Legislative Approvals) – Specify:</i> <hr/> <hr/> <hr/> <hr/> <hr/>
Total site acreage	48.07 ac.			
New acres of land altered		24.7 ac.		
Acres of impervious area	0.18 ac.	5.5 ac.	5.68 ac.	
Square feet of new bordering vegetated wetlands alteration		4560 sf		
Square feet of new other wetland alteration		2200 sf		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	1690	139,750	141,440	
Number of housing units	1	51	52	
Maximum height (in feet)	20	35	35	
TRANSPORTATION				
Vehicle trips per day	12	620	632	
Parking spaces	2	102	104	
WASTEWATER				
Gallons/day (GPD) of water use	440	22,440	22,880	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	440	22,440	22,880	
Length of water/sewer mains (in miles)	0/0	0.90/0.85	0.90/0.85	

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.*)

- A) The total site consists of two parcels: the first is a 47.20 acre wooded site, the second is a 0.87 acre existing residential house lot. The existing house will be removed and a total of 52 new single family homes is proposed. The site generally includes a ridgeline running south-north beginning at the end of Mountainview Street, with wetlands along the east and west sides. The total wetland area is 9.03 acres. Drainage flows to the east and west off the site and then northerly via intermittent stream channels to a common point/culvert under Mosier Street. There are no endangered species habitats on the site, according to the most recent Natural Heritage map.
- B) A number of alternative layouts were considered for the proposed housing development. The proposed configuration uses the Flexible Development section of the Town Zoning Bylaws. This section provides guidelines for a "clustered" type of development with minimum lot sizes which provides for the maximum amount of open space, the least disruption of protected resource areas, is affordable, and meets the goals of the project proponent.

One alternative layout consisted of a conventional subdivision where all the land area of the site was used for housing lots. This alternative resulted in increased land disturbance, increased work within resource areas and buffer zones, increased infrastructure, and elimination of possible open space. Another clustered type layout used larger lots with more street frontage. This alternative resulted in more land disturbance in larger house lots, more road/infrastructure, and less open space. Another development considered was for apartment units which would have caused a greater impact to the site in the form of land disturbance, grading & excavation for parking lots and large buildings.

- C) The development is configured so that a minimum 50' wide buffer strip is maintained along edges which abut existing housing. In some areas, the buffer strip is almost 70' wide. Existing trees will be maintained in these buffer strips that will shield the proposed development from all sides. Some evergreen screening trees are planned where an emergency access drive is proposed off the end of Mountainview Street adjacent to existing house lots.

Building envelopes are planned on each proposed lot that keep house locations away from

resource areas. The proponent has agreed to maintain a 50' no-building setback to jurisdictional bordering vegetated wetlands. The proposed house lots include the 50' no-building setback as part of the building envelope, where appropriate.

Common open space is planned throughout the site, and are proposed to include partially open and wooded spaces large enough for gathering and recreation, wooded interior walking paths, perimeter buffer strips and walking paths, and two "pocket" type spaces located to function as small parks or school bus stops. All proposed house lots have direct access to open space areas.

The development will result in an increase in stormwater runoff rates and volumes. The increases will be controlled through the proposed stormwater management system which consist of deep-sump catch basins, stormwater treatment chambers, and detention basins. The stormwater management system has been designed to approximate the pre-construction runoff and volume characteristics. Proposed work will not impair groundwater or surface water quality, and will incorporate erosion and sedimentation control measures which will be installed before construction begins and will be maintained during the course of construction.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

- A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1)) X Yes ___ No; if yes, specify each threshold: **Land - 2. Creation of 5 or more acres impervious area.**

II. Impacts and Permits

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	0.04	+3.2	3.24
Roadways, parking, and other paved areas	0.14	+2.3	2.44
Other altered areas (graded)	0.32	+13.4	13.72
Undeveloped areas	47.57	-18.9	28.67

- B. Has any part of the project site been in active agricultural use in the last three years? ___ Yes X No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?
- C. Is any part of the project site currently or proposed to be in active forestry use? ___ Yes X No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:
- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ___ Yes X No; if yes, describe:
- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? ___ Yes X No; if yes, does the project involve the release or modification of such restriction? ___ Yes ___ No; if yes, describe:
- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? ___ Yes X No; if yes, describe:
- G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes ___ No X; if yes, describe: