

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.: **12885**
 MEPA Analyst: **JANET HUTCHINS**
 Phone: 617-626-**1023**

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: Stone Ledge Residential Subdivision | | |
| Street: Housatonic Street | | |
| Municipality: Lenox | Watershed: Housatonic | |
| Universal Tranverse Mercator Coordinates: | Latitude: North 42° 21' 30" Longitude: West 73° 16' 00" | |
| Estimated commencement date: Jan 2003 | Estimated completion date: Dec. 2005 | |
| Approximate cost: \$500,000 | Status of project design: 25 | %complete |
| Proponent: Sawmill Realty, Inc. | | |
| Street: P.O. Box 120 | | |
| Municipality: Glendale | State: MA | Zip Code: 01229 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert E. Hoogs | | |
| Firm/Agency: Foresight Land Services | Street: 1496 West Housatonic Street | |
| Municipality: Pittsfield | State: MA | Zip Code: 01201 |
| Phone: 413-499-1560 | Fax: 413-499-3307 | E-mail: rhoogs@foresightland.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): **Not Applicable**

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 from Lenox Planning Board, Wetlands Order of Conditions from Lenox Conservation Commission, Conservation Permit from Mass. Natural Heritage and Endangered Species Program, N.P.D.E.S. Stormwater Permit for Construction Activities from U.S.E.P.A., Sewer Extension Permit from Mass. D.E.P.,

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

- | | | |
|---------------------------------|--|--|
| <input type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input 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"/> 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Conservation Permit from NHESP Note 1: 10,000± s.f. alteration of Outer Riparian Zone for Stormwater Basin only. |
| Total site acreage | 31.1 Ac. | | | |
| New acres of land altered | | 10± Ac. | | |
| Acres of impervious area | 0 Ac. | 2.8± Ac. | 2.8± Ac. | |
| Square feet of new bordering vegetated wetlands alteration | | 0 s.f. | | |
| Square feet of new other wetland alteration | | 10,000± s.f. (note1) | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | 0 | 50,000± | 50,000± | |
| Number of housing units | 0 | 15 | 15 | |
| Maximum height (in feet) | 0 | 35 | 35 | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 0 | 150± | 150± | |
| Parking spaces | 0 | 30 | 30 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 0 | 7,260± | 7,260± | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/ treatment | 0 | 6,600± | 6,600± | |
| Length of water/sewer mains (in miles) | 0 | 0.3 | 0.3 | |

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 Priority site for Jefferson Salamander) 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.*)

Description of Project Site

The Stone Ledge Subdivision site consists of a total of 31.1 acres, located in Lenox on the North side of Housatonic Street, 0.1 mile East of State Highway Route 7 and 20. The property is zoned for single-family residential use, with minimum lot sizes of 20,000 s.f. with municipal water and sewers. The property is bounded on the southeast by single family residences on average 1/4 acre lots; on the east by a large undeveloped woodland; on the north by Sawmill Brook; on the northeast by single-family residences (average 1 acre+ lots); and on the West by an undeveloped commercially zoned property. (The commercial property was proposed as a shopping center during 1989, E.O.E.A. #7354). The project site has rolling topography with some areas of moderate to steep slopes. The northern half of the property has flat to moderate slopes.

There are several wetland areas on or near the property, as determined by the Lenox Conservation Commission dated September 24, 2001. The resource areas include Riverfront area along Sawmill Brook; one area of BVW tributary to Sawmill Brook; and another BVW in the easterly leg of the property which drains easterly to an un-named intermittent stream near East Street.

The adjacent commercial property includes an old gravel pit area with no outlet, which has developed into vegetated wetlands. The lowest portion of this wetland system includes Certified Vernal Pool #12. A portion of the 100' buffer zone around the wetland containing the vernal pool extends onto the project site. (A second certified vernal pool # 342 exists approximately 1500 feet southerly on the south side of Housatonic Street.) The project site and surrounding area are included within Estimated Habitat Area #WH 1030 and Priority Habitat Area #PH 636 for Jefferson Salamander.

Proposed Project and Alternatives

The proposed Stone Ledge Road Subdivision will include 15 lots each measuring approximately 1 acre. (See Attached Plan SP-1 Alternate B.) Stone Ledge Road will be constructed from Housatonic Street northerly approximately 1,750 feet ending in a cul de sac. Over half of the 31 acre property will be set aside as open space including the riverfront area, BVW areas, the buffer zone around the vernal pool, and Conservation Easements to protect wooded upland around the vernal pool, amphibian habitat area, and wildlife migration corridor.

Storm drainage will consist of a combination of open and closed drainage systems. Stormwater runoff will be mitigated per DEP's stormwater management guidelines. Four stormwater basins are proposed to detain and disperse runoff and treat water quality from the development for the 2,10 and 25-year storm events. Dry wells are proposed to be installed on each lot to recharge roof drainage to groundwater.

A preliminary subdivision plan was approved by the Lenox Planning Board on August 27, 2001. (See attached Plan SP-1 Alternate A). The plan included a total of 21 lots along a proposed 1,750 foot long dead end road. The preliminary plan was also reviewed by the Lenox Conservation Commission in conjunction with a Request for Determination of Applicability. (See Exhibits D and E.)

The proponent also consulted with NHESP about the status of the Priority Habitat for Rare Species surrounding the property. NHESP reported the possible presence of Jefferson Salamander breeding or living on or near the site. (See Exhibit F.) In response, the vernal pool and surrounding uplands were studied by a herpetologist on two occasions during April 2002. (See Exhibit G.) The amphibian study found one egg mass of a mole salamander, most likely Jefferson Salamander, in the vernal pool. There were also numerous egg masses of wood frogs. The south-facing slope of the wooded upland area on the project site to the Northeast of the vernal pool was reviewed and determined to have good habitat values for mole salamanders.

The proponent will therefore submit an application for a Conservation Permit to allow the scaled-down 15-lot subdivision with additional permanent open space to preserve the most important amphibian habitat area and provide a migration corridor across the property. The proposed subdivision roadway is located as far away from the vernal pool as possible. There is no other frontage available to allow access to this property without altering significant wetland areas. Denying access from Housatonic Street to the developable portion of the property would effectively take all economic value.

The elimination of six lots in this small subdivision (Alternate B) together with preservation of over half the property as open space with conservation easements will mitigate potential impacts on the habitat of the Jefferson Salamander. The two Open Space Parcels closest to the vernal pool will protect the wooded upland habitat and provide wildlife migration corridors. (The approved Preliminary Plan included four lots in this area.) Stormwater will be managed to reduce peak flows to pre-development conditions and to protect water quality. The riverfront area will be kept in natural undisturbed condition, with the exception of one detention basin; for which there is no feasible alternative location. No houses or residential yards will be built within the upland amphibian habitat within 300 to 400' feet from the vernal pool on the adjacent commercial parcel.

Refer to the attached narrative and exhibits for additional details and analysis.