

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

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| For Office Use Only Executive Office of Environmental Affairs | |
| EOEA No.: | 13391 |
| MEPA Analyst: | Ashling Gylington |
| Phone: 617-626- | 1024 |

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 Range | | |
| Street: South State Street | | |
| Municipality: North Adams | Watershed: Hoosic | |
| Universal Transverse Mercator Coordinates: | Latitude: 42°40'20" Longitude: 73°06'22" | |
| Estimated commencement date: Fall, 2004 | Estimated completion date: Fall 2007 | |
| Approximate cost: \$1 million | Status of project design: 95 %complete | |
| Proponent: David Bond | | |
| Street: P.O. Box 776 | | |
| Municipality: North Adams | State: MA | Zip Code: 01247 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Karro Frost | | |
| Firm/Agency: New England Environmental | Street: 9 Research Drive | |
| Municipality: Amherst | State: MA | Zip Code: 01002 |
| Phone: (413) 256-0202 | Fax: (413) 256-1092 | E-mail: kfrost@neeinc.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 NH&ESP) No

List Local or Federal Permits and Approvals: Order of Conditions from North Adams Conservation Commission
North Adams Planning Board 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 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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <u>Conservation and Management Plan for rare species under MESA</u> |
| Total site acreage | 28.0 | | | |
| New acres of land altered | | 1.0 | | |
| Acres of impervious area | 0.07 | 0.205 | 0.275 | |
| Square feet of new bordering vegetated wetlands alteration | | 4877 s.f. | | |
| Square feet of new other wetland alteration | | 0 | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | 300 | 3,900 | 4,200 | |
| Number of housing units | 0 | 0 | 0 | |
| Maximum height (in feet) | 20 | 15 | 35 | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 1 | 49 | 50 | |
| Parking spaces | 13 | 17 | 30 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 0 | 250 gpd | 250 gpd | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/treatment | 0 | 250 gpd | 250 gpd | |
| Length of water/sewer mains (in miles) | 0 | <0.1 mi | <0.1 mi | |

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: Carex trichocarpa, Carex alopecoidea) 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 applicant seeks to create a family fun center with a driving range, mini-golf course, batting cages, and a pro-shop. There will be minimal changes in elevations within the floodplain, and all will be compensated for on site.

a) This 28 acre site has been in the Bond family for approximately 200 years, and for most of that period, was used primarily as a hayfield. Most of the site lies within the 100 year floodplain of the Hoosic River. It is currently maintained as open lawn in the southern 16 acres. The northern portion has been maintained as hayfield, though it has not been hayed in the past 2 years. The site consists mostly of flat open land, with an oxbow lake that extends into the site from the northern property line. Two rare sedges, Carex trichocarpa and C. alopecoidea, have been located on the site. C. trichocarpa, Hairy –fruited Sedge, has thrived in the open habitat created through the past haying of the fields, and has an estimated 1.2 million stems on the property, mostly in the northern 12 acres. Only a small stand of C. alopecoidea was located on the property.

b) The applicant has specifically looked at options on this parcel, as this is the parcel that he already owns. Initially, the applicant planned to construct an executive golf course that went around the Oxbow on the property. As the engineer worked with the applicant and a wetland delineation was completed, it became clear that the size and scope needed to be reduced. The applicant has reduced the scope to include only the southern 16 acres in which previous activities had been concentrated in the past. The proposed project will impact 4,877 square feet of Bordering Vegetated Wetlands, and includes a wetland mitigation area of 7,280 sf. There is an isolated wetland in the southern portion of the site that will not be disturbed. Netting is proposed to retain stray balls in the southern end, minimizing impacts to the wetlands in the northern portion; in addition, the applicant proposes to design the netting to allow for wildlife access. The applicant is proposing to construct and maintain a walking path along the Hoosic River to provide public access and has been working with the Hoosic River Watershed Association in its planning. A fifty foot Riverfront Area is proposed along the Hoosic River to improve the disturbed Riverfront Area currently found on the site. Approximately 0.05%, or 4, 600 stems, of C. trichocarpa found on the site is proposed to be moved out of the project area to the wetland mitigation area.

c) A proposed bordering vegetated wetland mitigation area approximately 1.5 times the size of the BVW impact is proposed in the northern portion of the site. This mitigation will provide an area where Carex trichocarpa found in the southern portion will be moved to. This proposal will increase the area of the existing plants found on the site. In addition, the mitigation area for Bordering Land Subject to Flooding will create other areas which will be at an appropriate elevation for the Carex trichocarpa to grow. The square footage of BLSF impacted will be mitigated for on site, providing additional potential habitat for the C. trichocarpa. Until the sedge establishes itself in the BLSF mitigation area, the area will be seeded with a native wetland seed mix. In addition,

the applicant is proposing a Conservation Restriction for the northern portion of the site, which would maintain the main sedge communities undisturbed. As all mitigation could be completed on-site, no off-site mitigation measures were assessed.