

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	12905
MEPA Analyst:	Arthur Pugsley
Phone: 617-626-	1029

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: Renaissance Golf Club		
Street: Kenoza Street		
Municipality: Haverhill	Watershed: Merrimack River	
Universal Transverse Mercator Coordinates: Zone 19 NAD 1927; 333,337 meters E; 4,737,955 meters N.	Latitude: 042° 46' 40.64" N Longitude: 071° 02' 14.35" W.	
Estimated commencement date: Jan. 2003	Estimated completion date: June, 2005	
Approximate cost: \$9 million	Status of project design: 95% complete	
Proponent: RGC Realty Trust		
Street: 461 Boston Street, Suite A2		
Municipality: Topsfield	State: MA	Zip Code: 01983
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Matthew Watsky, Esquire		
Firm/Agency: Matthew Watsky, Attorney at Law	Street: 30 Eastbrook Road, Suite 301	
Municipality: Dedham	State: MA	Zip Code: 02026
Phone: (781) 329-5009	Fax: (781) 461-9068	E-mail: Watsky@ATT.NET

- 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. 10526) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- | | | |
|---|------------------------------|--|
| a Single EIR? (see 301 CMR 11.06(8)) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301 CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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: DEP, Army Corps and Natural Heritage under Sections 404 and 401, with Wetlands Protection Act, G.L. c. 131, §40
 No

List Local or Federal Permits and Approvals: LOCAL - Haverhill Conservation Commission Order of Conditions; FEDERAL: §404 approval from Army Corps of Engineers.

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 type="checkbox"/> Order of Conditions <input checked="" type="checkbox"/> Superseding 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	205			
New acres of land altered		40		
Acres of impervious area	0	8.1	8.1	
Square feet of new bordering vegetated wetlands alteration		72		
Square feet of new other wetland alteration		Bank 3,130 Linear Ft.* BLSF 11,800 sq.ft.* Riverfront Area 25,947 sq. ft.*		
* The work in each of these areas involves improvement of the resource areas over the existing conditions, which presently consist of settling basins, drainage ditches and other highly degraded areas. The work in RFA, for example, is primarily enhancement of habitat designed with Windmillier, in consultation with NHESP.				
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	Footprint – 16,671; GSF 27,000	Footprint 16,671; GSF 27,000	
Number of housing units	0	0	0	
Maximum height (in feet)	0	36'	36	

Maximum height (in feet)	0	36'	36
TRANSPORTATION			
Vehicle trips per day	172 vt/d (124 dump and 18 wheel trucks/d, and 48 cars/d)	Mon-Fri 318 new; Sat. 368 Sun. 368-418, (nearly all cars, with 123 v/d reduction of trucks)	Mon-Fri 500 Sat. 550 Sun. 550- 600, (nearly all cars)
Parking spaces	0 paved	182	182
WATER/WASTEWATER			
Gallons/day (GPD) of water use	17,500	61,500	79,000
GPD water withdrawal	0	0	0
GPD wastewater generation/treatment	0	9,000	9,000
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: A small portion of the site is included in the estimated habitat of the wood turtle, a species of special concern identified by the Natural Heritage and Endangered Species Program (NHESP). No wood turtles were found on site in the course of a study of the identified potential habitat for this project (Windmiller, 2002). The project has developed, in close consultation with Natural Heritage, a wood turtle nesting and foraging habitat enhancement program to ensure maintenance of important habitat for the wood turtle on the project site and appropriate conservation easements are being developed to protect habitat onsite. The Habitat Enhancement Program is under review by NHESP as part of the wetland permitting efforts on the golf course.

There is one vernal pool on the subject parcel. The Applicant has filed for certification of the pool with NHESP. This area is associated with an area of Bordering Vegetated Wetlands (BVW) and the area and its surrounding BVW will be fully protected during construction and future

operations of the golf course.

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 Renaissance Golf Club ("RGC") is a championship level Brian Silva Signature designed 18 hole golf course, with practice facility and club house. The project sensitively reuses a site that in its current use is primarily an active sand and gravel quarry. The Project Site consists of a total of 205 acres. It is the site of the gravel quarry from which fill material was removed for such Boston area projects as the original construction of Logan Airport. The gravel pit has remained in active use for over 70 years. Although regulated wetlands now exist in various parts of the site, most are artifacts of the gravel operation. The site originally had a large hill with sand and gravel deposits. Through the excavation of sand and gravel materials, and creation of sediment basins and ditches to carry runoff through and out of the pit, some areas of wetlands were created. Through use of the ANRAD/ORAD procedure, those areas have been carefully identified and catalogued, with some areas of locally regulated and non-state federally regulated wetlands, as well as state regulated wetlands on the site. Through meticulous design, and redesign of the course with input from and coordination with the regulating agencies, all areas of state regulated Bordering Vegetated Wetlands have been protected from alteration, with approximately 72 square feet of loss of BVW for the entire project. That impact is associated with the placement of pilings for cart bridge crossings. Other significantly altered and degraded parcels are being combined into and reused for the RGC include a several acre area where junk automobile and truck tires and other materials were dumped.

There are no off site alternatives for location of a comparable golf course. The existing site presents a unique combination of a site with adequate land area, interesting grades that exist within the former quarry, and the highly disturbed, degraded conditions that can be improved by the proposed project. The Site is one where the City and neighbors welcome a low intensity, non-residential reuse that: removes solid waste; ends the perceived impacts such as sedimentation, noise, dust, truck traffic and unattractive views associated with a gravel pit; restores and remediates contaminated areas; and preserves and creates new open spaces. On site alternatives include the "no-build" or proceeding with a residential subdivision project of 90 additional houses.

The "no-build" is an unacceptable alternative for the City, the neighbors and for the proponent. No one in the area wants the gravel quarry to continue in operation. A previously reviewed residential subdivision, Millvale Village I and II, is presently under construction on land adjacent to the RGC. Millvale Village, as originally reviewed, would have included a portion of the land now proposed for the RGC and have a total of 133 house lots. Use of the land for the RGC reduces the potential housing buildout by more than half. Use of the RGC land for a subdivision would eliminate open spaces; probably would not address the existing contaminated areas or eliminate the entire gravel pit; and would result in greater environmental impacts,

including: gallons per day (gpd) of water usage and wastewater generation; nitrogen loading; fertilizer and pesticide usage; traffic; air pollution (from vehicle exhaust and heating of structures); impervious surfaces; storm water runoff and financial impact on the host community. Indeed, when considering water usage, the proposed project will use less water than the previously reviewed subdivision just when considering in house usage – if likely out door usage around residences, such as irrigation of lawns and landscape plantings is considered, a conventional subdivision would use significantly more than the proposed project. While allowable “as of right”, and requiring no additional state permits or environmental review, the residential subdivision is not the preferred alternative of either the Proponent or of the City of Haverhill.

On-site mitigation for the proposed RGC has been designed in consultation with the regulatory agencies. Wetlands impacts are minimized through imaginative relocations of tees and greens, acquisition of additional land specifically to avoid wetlands crossings, and innovative golf course design using, in certain locations, elevated tees, fairways and greens to lift the areas of play above the height of all but the highest of wetlands canopy growth. Wetlands crossings for carts are elevated to allow light under the bridges and are located over previously disturbed, narrow strips of wetlands to limit the potential for alteration. The potential for wildlife impacts has been studied, and no individual animals that are species of special concern were located on the property during a study. Long term effects, if any, will be mitigated through creation of an enhanced habitat area on the site for wood turtles, with monitoring of that habitat. A part of the area to be enhanced is a highly degraded area of Riverfront, from which auto parts and other debris will be removed and the area replanted and managed with appropriate cover vegetation. A wildlife management plan, prepared in consultation with Brian Windmiller (as the project wildlife consultant), Patricia Huckery of the NHESP and Elizabeth Sabounjian of DEP, will be implemented in the enhanced area to preserve, maintain, and study the enhanced area’s usage by the wildlife.

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: The project exceeds the threshold for filing an ENF, in 301 CMR 11.03(1)(b) for direct new alteration of over 25 acres (but under 50 acres) of land. Of the 205 acres for the project, 40 acres will be newly altered. Even these acres have been used before, such as for clearing and use as a private horse riding ring, but unlike the majority of the site, are not currently severely degraded.

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	<u>0</u>	<u>16,671 sq. ft.</u>	<u>16,671 sq. ft.</u>
Roadways, parking, and other paved areas	<u>0</u>		<u>7.7 ac. (under 2%)</u>
Other altered areas (describe)	<u>119 acres</u>	<u>38</u>	<u>157 acres</u>

125 acres of the site consist of previously disturbed and degraded gravel pit and waste dump. An additional 78.7 acres of the site consist of woodlands, wetlands and other relatively unaltered land. The buildings, parking and driveways, including cart paths, will alter 8.1 acres combined, approximately 7 of which are within the presently altered areas of the site. Half of the presently unaltered land (39.1 acres) will remain in its current, unaltered condition. Post development, of the 205 acres of the site, 99 acres will lie outside the golf course area of play or any impervious surface. These 99 acres will include the 39.1 acres of undisturbed/unaltered land, and 59.9 acres of land revegetated and restored from the gravel pit. The combined unaltered and restored areas are illustrated on the attached plan entitled “Development and Wildlife Corridor Overview Plan,” which is the 2nd sheet following