

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOEA No.: **13398**  
 MEPA Analyst: **Nick ZAVOLAS**  
 Phone: 617-626- **1030**

# ENF Environmental Notification Form

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: <b>LENOX WOODS AFFORDABLE APARTMENTS</b>		
Street: <b>Route 7 &amp; 20 (Pittsfield Road)</b>		
Municipality: <b>Pittsfield</b>	Watershed: <b>Housatonic</b>	
Universal Transverse Mercator Coordinates:	Latitude:	Longitude:
Estimated commencement date: <b>Spring 2005</b>	Estimated completion date: <b>Fall 2006</b>	
Approximate cost: <b>\$17 million</b>	Status of project design:	<b>80% complete</b>
Proponent: <b>Lenox Woods Limited Partnership</b>		
Street: <b>c/o WinnDevelopment, Six Fanueil Hall Marketplace</b>		
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02109</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Robert E. Hoogs</b>		
Firm/Agency: <b>Foresight Land Services</b>	Street: <b>1496 West Housatonic Street</b>	
Municipality: <b>Pittsfield</b>	State: <b>MA</b>	Zip Code: <b>01201</b>
Phone: <b>413-499-1560</b>	Fax: <b>413-499-3307</b>	E-mail: <b>rhoogs@foresightland.com</b>

- 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):  
**MassHousing: \$875,000 Mortgage; MassHousing Priority Development Fund: \$7.1 million loan; Mass. DHCD Federal and State Low Income Housing Tax Credits.**

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

List Local or Federal Permits and Approvals: **Town of Lenox: Comprehensive Permit Application; Lenox Sewer and Water Connection Permits; US EPA NPDES Stormwater Construction General Permit.**

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

- |                                 |                                       |                                                                |
|---------------------------------|---------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Land   | <input 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
<b>LAND</b>				<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 checked="" 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 (including Legislative Approvals) – Specify:
Total site acreage	40.1			
New acres of land altered		10.0		
Acres of impervious area	0	4	4	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	104,250	104,250	
Number of housing units	0	96	96	
Maximum height (in feet)	0	46	46	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	632	632	
Parking spaces	0	149	149	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	17,000	17,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	17,000	17,000	
Length of water/sewer mains (in miles)	0	0.2	0.2	

**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.)

The site of the proposed Lenox Woods Affordable Apartments has 40.1 acres with 831 feet of frontage on the easterly side of State Highway Rt. 7&20 (Pittsfield Road) in North Lenox. The front half of the site, where the development is proposed, is zoned C3A (Commercial 3 Acres), allowing a variety of commercial and multi-family uses. The rear half of the property is zoned single family residential. The immediate vicinity has mixed uses including motel, restaurant, condominiums, apartments, nursing home, together with some residual single family homes. The site is served by municipal water and sewer systems, and the BRTA bus line runs past the site. The existing property is undeveloped second-growth woods with moderate to steeply sloping topography. There are several areas of bordering vegetated wetlands on the property, mostly in the rear, but a small BVW exists near the frontage.

Lenox Woods Limited Partnership proposes to construct 96 units of affordable high quality apartments in four buildings. A separate small Community Building will have management offices, meeting rooms and amenities for the residents. All 96 apartments will be affordable units with a 99-year deed restriction preserving the affordable status. There will be a mix of unit sizes; 49 one bedroom, 40 two bedroom, and 7 three bedroom apartments. The proposed development will have 149 parking spaces located along a looped drive around a central green space. There will also be a playground, picnic grove, and other public areas around the building cluster. Only 10 acres of the 40 acre site will be impacted; the remaining 30 acres will remain undisturbed woodlands that may be used for passive recreation.

A Comprehensive Permit application is being submitted to the Town of Lenox for the project, with only a few exceptions from the local zoning bylaws being requested. Current Lenox Zoning Bylaws would allow up to 145 apartments on this site, but would limit the buildings to 2 stories/35 feet. The apartment buildings are proposed to be 2 to 3 stories in front, stepping down with one additional story at the rear of the buildings. Maximum building height is proposed to be 45 feet (from average grade to the ridge). Parking is also proposed to be reduced from 2 spaces per apartment required by Zoning, to 1.55 spaces per unit.

Vehicular access to the apartments will be provided by a single driveway leading from the highway to the loop drive by at the buildings. The highway entrance will be constructed beginning directly opposite Lime Kiln Road, forming a four way intersection with left turn lanes in Route 7/20. The northbound left turn lane already exists; a southbound left lane into the site will be formed by a minor widening (maximum 3 feet wide) and reconfiguring the existing striped median of Rt. 7/20. The site driveway will also have separate right and left turn exit lanes to mitigate potential delays for traffic leaving the site. Traffic waiting to turn left onto the highway will not block cars turning right. The Traffic Impact Study for the project calculates that the development will generate a total of 632 vehicles per day compared to approximately 18,100 vehicles per day on the highway. During the afternoon peak hour of the highway, the project will generate an increase of 39 trips north of the site and 26 south of the site, a relatively minor increase of about 1.5%.

The project includes work within the 100 foot buffer zone of a Bordering Vegetated Wetland located near the highway entrance, including construction of the driveway, highway widening, and a small stormwater basin. No direct alteration of wetlands is proposed. Some trees and shrubs will be removed

from the buffer zone near the wetland, and replacement trees and shrubs will be planted to mitigate potential shade impacts. A Wetland Notice of Intent is being filed for approval of the work, including the stormwater management measures. A Stormwater Pollution Prevention Plan will be implemented for the construction of the project, and permanent stormwater detention and water quality mitigation measures are included in the design. These measures will mitigate potential short-term construction impacts and long-term operational impacts to downhill water resources. Mitigation is designed for the 2 year, 10 year, 25 year and 100 year storms.

Sewage disposal will be provided by connection to the Town of Lenox sewer main at the site. The Maximum Daily Flow for the project is estimated to be 17,000 gpd. A Sewer Extension Permit (minor, flows 15,000 – 50,000 gpd) will be applied for. The downstream municipal sewer mains reportedly have adequate capacity for the additional flows, with only one small section of sewer mains having potential surcharging. Plans are already underway to improve this section of municipal sewer, and further measures to remove Infiltration/Inflow from the sewer system are also planned. The project proponent has offered to pre-pay sewer connection fees in the amount of \$85,000 to help the town accelerate its sewer improvements to mitigate the minor increase in flows generated by the project.

Water supply will also be provided by connection to the Lenox water main at the site. The water usage from the project can be accommodated by the town's water system, which includes a connection to the City of Pittsfield's water system used to supplement supply during peak demand periods. An on-site water/fire booster pump system is proposed to improve the water pressure and fire flow to the buildings on top of the hill.

The site was selected for this affordable apartment complex based on its location along the main north-south road through central Berkshires, near shopping and other facilities, and, with municipal utilities, and compatibility with the other uses in the vicinity, zoning, and lot size. Although the site is not within easy walking distance to villages, it is located along the BRTA bus route. There are very few if any other suitable sites available for this project in the Town of Lenox. The site plan has been carefully designed to minimize adverse impacts by tightly clustering the buildings and parking on a relatively level plateau. Clearing, grading and other site impacts are minimized by designing the buildings to step down the hill from side to side and front to back, and using retaining walls and rock slope protection at the rear of the buildings and along roadway embankments. Approximately 75% of the 40 acre site will remain undisturbed woodlands. Screening from the highway and abutting properties is provided by topography and retaining trees around the perimeter. No direct alteration of wetlands is proposed, and only a small amount of work is proposed in the buffer zone. Storm drainage will be mitigated on site, and erosion and sedimentation control measures will be implemented throughout construction.

The construction of affordable apartments at this location in the Town of Lenox complies with the underlying zoning, and helps fulfill one of the goals of Lenox's 1999 Comprehensive Master Plan: to provide "... an appropriate increased level of affordable housing for singles, young families, and moderate income retirees..." The addition of the proposed 96 units of high quality, affordable housing will bring Lenox into compliance with the state's mandate of 10% affordable units within the town.