

**ENF Environmental Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13913</u>
MEPA Analyst:	<u>Beiony Angus</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.

<b>Project Name: Quabbin Resort Development</b>		
<b>Street: Off State Street (Former Belchertown State School)</b>		
<b>Municipality: Belchertown</b>	<b>Watershed: Connecticut River Basin</b>	
<b>Universal Transverse Mercator Coordinates: (X) 713363 (Y) 4683485</b>	<b>Latitude: 42°16'27.84" N</b>	
	<b>Longitude: 72°24'45.48" W</b>	
<b>Estimated commencement date: Spring 2007</b>	<b>Estimated completion date: Fall 2010</b>	
<b>Approximate cost: \$240,000,000</b>	<b>Status of project design: 5%</b>	
<b>Proponent: Bridgeland Development of Massachusetts, LLC</b>		
<b>Street: P.O. Box 1485</b>		
<b>Municipality: Belchertown</b>	<b>State: MA</b>	<b>Zip Code: 01007</b>
<b>Name of Contact Person From Whom Copies of this ENF May Be Obtained: Corinne Snowdon</b>		
<b>Firm/Agency: Epsilon Associates, Inc.</b>	<b>Street: 3 Clock Tower Place, Suite 250</b>	
<b>Municipality: Maynard</b>	<b>State: MA</b>	<b>Zip Code: 01754</b>
<b>Phone: (978) 897-7100</b>	<b>Fax: (978) 897-0099</b>	<b>E-mail: csnowdon@epsilonassociates.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):

**In 2002, DCAM sold 272 acres of the former Belchertown State Campus to the Belchertown Economic Development and Industrial Corporation who is disposing of the property to the proponent.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: Order of Conditions, Site Plan Review, Special Permit

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 type="checkbox"/> Wastewater   | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____ _____ <b>MHC Chapter 254</b> <b>Land Disposition</b> _____ _____ _____ _____
Total site acreage	155.5			
New acres of land altered		5+/-*		
Acres of impervious area	17.3	17.7	35	
Square feet of new bordering vegetated wetlands alteration		<5,000		
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	398,495	751,609	1,1142,500	
Number of housing units	0**	0	0	
Maximum height (in feet)	54'	16'	70'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0*	26,300+/-	26,300+/-	
Parking spaces	700+/-*	2300+/-	3000+/-	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0**	134,338	134,338	
GPD water withdrawal	0**	0	0	
GPD wastewater generation/ treatment	0**	122,125	122,125	
Length of water/sewer mains (in miles)	2.65 +/-	-1.33+/-***	1.33 +/-	

\*Proposed project will be located primarily within the limits of previously developed and disturbed areas. Development of the equestrian center will require alteration to wooded, unaltered areas.

\* Site has not been in use since 1992. See project narrative.

\*\* Existing water and sewer lines will be removed and replaced on site.

**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: **Belchertown State School**)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify: **Selective demolition of Belchertown State School buildings**)  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.)

**Background**

The project site is the location of the former Belchertown State School which was managed by the Massachusetts State Department of Mental Retardation, prior to closing in 1992. During its peak operation (1970’s – early 1980’s), the school employed just under 1500 people. The project site was formerly owned by DCAM who sold 272 acres of the site to the Belchertown Economic Development Industrial Corporation (“BEDIC”) in 2002. In May of 2006, BEDIC signed a Memorandum of Agreement and a Purchase and Sale Agreement for 155.5 acres of the property with Bridgeland Development LLC, the project proponent. In October of 2006, the town voted to create a new district “Belchertown Town Center & Resort Invested Revenue District” around the existing school site to facilitate the proposed mix-use development described in this ENF.

**(a) Project Site**

The project site is approximately 155.5 acres and is located north of Route 21/202 approximately 0.5 miles west of Belchertown Center. The site is bound to the northeast by Jackson Street and an active railroad, to the southeast by State Street/Route 21/202, and to the southwest by Route 202. The New England Small Farms Institute (NESFI) lies to the west of the site. There are four entrance roads into the site: two off Route 21/202 and two off Jackson Street. A paved road forms a circular path throughout the site.

The site's topography is gently rolling, sloping south toward Route 21/202 from the higher ground along the north boundary. The edges of the site are wooded, predominately with mixed hardwoods and occasional stands of softwoods. Wetland resource areas on the site include Bordering Vegetated Wetland, Isolated Vegetated Wetland, Land Under Water, Bank and Riverfront Area. There is a large wetland in the southwest corner of the site that includes Lake Wallace, which drains northward through a red maple swamp into a small tributary that empties into Lampson Brook. There is also a large wooded red maple swamp in the southeast corner of the property adjacent to the railroad.

The proposed Quabbin Resort Development is within a portion of the former Belchertown State School, which is listed in the State Register of Historic Places. There are approximately 45 unoccupied buildings within the project site, in various states of disrepair, including several dormitories, an administration building, a gym, kitchen, infirmary, hospital, laundry, and storage. The buildings have been unoccupied since 1992. Approximately 10% of the site is covered with impervious surfaces. The existing stormwater runoff flows overland into wetland resource areas and the site does not contain a structured closed drainage system, detention basins or infiltration systems.

### ***Proposed Project***

The proposed project includes the development of a mixed use health and wellness themed resort overlooking the 416-acre organic teaching farm ("NESFI") and the Mt. Holyoke mountain range. Project development will occur within previously developed areas now occupied by the vacant school. As currently envisioned, the development will include a 600-room full-service 4- to 5-star hotel and spa, conference center, hospital-affiliated health and wellness center, auditorium, equestrian center, multi-use office buildings, restaurants, retail, museum and outdoor recreational activities. Also included in the project is the development of a 3.2 acre "out parcel" located north of the intersection of Route 202 (State Street) and Route 21 (Turkey Hill Road), which will be used for commercial and retail space. The project site will be serviced by town water and sewer and the main access into the resort will be from State Street. Several of the historic buildings on the site will be renovated and or re-used as part of the development. The new development will comprise a total of approximately 1,142,500 gross square feet of floor space.

In order to facilitate site development, the schedule calls for demolition of a number of buildings on the site. In compliance with the MEPA Regulations, the proponent is requesting a Phase I Waiver for such demolition allowing it to proceed in advance of the preparation of an Environmental Impact Report. The buildings slated for Phase I demolition have been confined to buildings identified as "non-contributing" to the National Register District and several buildings that were the subject of a structural engineering analysis and determined to be "not salvageable." The proponent will consult with the Massachusetts Historical Commission to define necessary mitigation measures for the Phase I waiver and the project as a whole.

### ***(b) Alternatives and Impacts:***

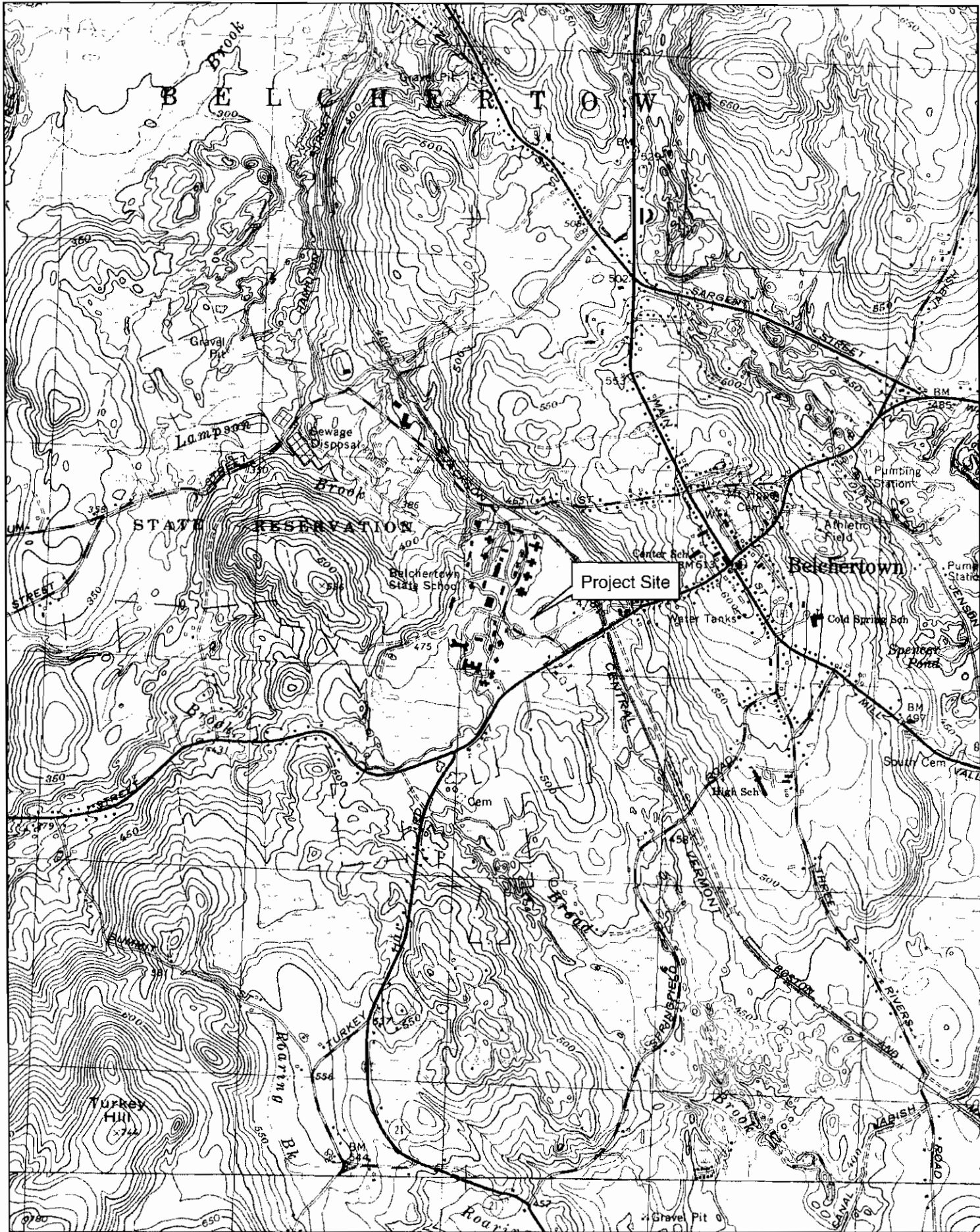
Alternatives to the project consist of "No-Build" and "Build". Under the "No-Build" option, the site would remain vacant and would not provide the services of a resort and spa development, resulting in the loss of job creation and increased commercial tax revenue for the Town. The proponent responded to an RFQ prepared on behalf of the BEDIC, for re-development of the Belchertown State School. The

project as described in this ENF is consistent with the master planning developed for the site. Mitigation for development impacts are discussed below.

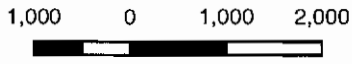
***(c) Proposed Mitigation***

The proposed project will include measures to avoid or minimize potential environmental impacts to the greatest extent practicable in the following categories: historic resources, traffic, wastewater, stormwater runoff quantity and quality, and wetlands.

- **Historic:** The Belchertown State School is listed in the National Register of Historic Places. Significant planning and design efforts have been made to retain several historic buildings and important open spaces to be incorporated into the project. The proponent will coordinate review of the project with the MHC.
- **Traffic:** The project will generate approximately 26,300 new trips (ADT) on the surrounding roadways. A Traffic Impact and Access Study (TIAS) will be performed to review existing traffic and safety operations in the area, assess existing deficiencies and potential impacts from the proposed development and develop appropriate mitigation. This study will be developed consistently with all municipal, regional, state and federal policies related to transportation.
- **Wastewater:** The project will generate approximately 122,125 gpd of sewage. Approximately 3,000 l.f. of new sewer line will be installed on site to accommodate the sewer flows.
- **Stormwater:** Detention basins, bioretention basins, water quality structures, and water quality swales will be constructed to mitigate the impact on the increased impervious area. All of the roof run-off from the proposed project will be routed through best management practices, detention basins, and/or infiltration basins. The project will meet or exceed the Department of Environmental Protection Stormwater Policy, including no new stormwater discharges to wetland resource areas, mitigation of the increase in the rate of runoff, recharge to groundwater, water quality treatment, erosion control plan, and operation and maintenance plan.
- **Wetlands:** It is anticipated that project development will avoid impacts to wetland resource areas. Development activities will most likely be limited to buffer zone area impacts only. If unanticipated wetland impacts arise, the project will be designed to comply fully with the Wetland Protection Act Regulation performance standards and local Belchertown Wetland Protection Bylaw. Best Management Practices will be employed during project construction and erosion control measures will be installed to prevent sedimentation into wetland resource areas.



Scale 1:24,000  
1 inch = 2,000 feet



**Figure 1**  
**Locus USGS**

Basemap: 1979 USGS Quadrangles, MassGIS

**Quabbin Resort Development**  
**Belchertown, Massachusetts**

