

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **13400**
 MEPA Analyst: **RICK BOURRE**
 Phone: **617-626-1130**

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: Silver Crest Condominium and Open Space Development		
Street: Silver Street at Country Club Road		
Municipality: Greenfield, MA	Watershed: Green River	
Universal Transverse Mercator Coordinates:	Latitude: 42° 36.43N	
	Longitude: 72° 36.20W	
Estimated commencement date: March 2005	Estimated completion date: Dec. 2011	
Approximate cost: \$18M	Status of project design: 75 %complete	
Proponent: Country Club Road LLC		
Street: 2 Amherst Road P.O. Box 121		
Municipality: Sunderland	State: MA	Zip Code: 01375
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Christian Boyesen / Sara Campbell</i>		
Firm/Agency: Land Solutions	Street: 2 Amherst Road P.O. Box 121	
Municipality: Sunderland	State: MA	Zip Code: 01375
Phone: 413-665-4777	Fax: 413-665-4777	E-mail:

- 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): none

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

List Local or Federal Permits and Approvals: Special Permits and Site Plan Review for multi-family use from Greenfield Zoning Board of Appeals and Planning Board, Order of Conditions from Greenfield Conservation Commission, Sewer Extension Permit from Mass DEP, NPDES General Permit for Stormwater Discharge During Construction.

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 checked="" 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	28.9 AC			
New acres of land altered		12 AC		
Acres of impervious area	.01 AC	5.1 AC	5.1 AC	
Square feet of new bordering vegetated wetlands alteration		Temporary Utility trench Up to 3,000sf		
Square feet of new other wetland alteration		none		
Acres of new non-water dependent use of tidelands or waterways		none		
STRUCTURES				
Gross square footage	2,500	180,000	180,000	
Number of housing units	1	130	130	
Maximum height (in feet)	25	35	35	
TRANSPORTATION				
Vehicle trips per day	10	802	802	
Parking spaces	4	200	200	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	330	39,000	39,000	
GPD water withdrawal				
GPD wastewater generation/treatment	330	39,000	39,000	
Length of water/sewer mains (in miles)	0	1/2	1/2	

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 project site is located northwest of the intersection of Silver Street and Country Club Road, near the geographic center of Greenfield. The 29 acre site is bounded by property of Faith Baptist Church and B&M Railroad to the west, and by Interstate Route 91 and private residential property to the north. Two existing residences on the Silver Street frontage are owned by others, and will remain. The project has frontage on Country Club Road, however, no access will be made from this side. Additional residential properties on Country Club Road are separated from the portion of the property proposed to be developed by Cherry Rum Brook.

The Cherry Rum Brook enters the site via a culvert under Country Club Road and flows to the northwest, passing under the railroad. Bordering Vegetated Wetlands are present adjacent to the stream, and on the western property boundaries. The floodplain on the property is mapped in the FEMA flood study. More than half of the property will remain undisturbed, primarily due to the wetlands present on the site. A path system is proposed, providing access for walking through the undeveloped area.

The upland portion of the site is characterized by a north-south ridge. The change in elevation across the site slopes from a maximum of 309 to 236. The central ridge is underlain by red sandstone bedrock. Test pits indicate shallow soil depth on the ridge and deeper soils on elevated terraces. The rock formation is visible from the Silver Street frontage.

Municipal water and sewer lines cross the site out of the street layouts. An 18 inch concrete sewer crosses the site following the general alignment of Cherry Rum Brook, continuing under the railroad to the west. It is anticipated that the majority of sanitary flow from the site will be directed to this trunk line. Connection to this line will require a temporary disturbance of wetland, which will be repaired after construction. A portion of the project adjacent to Silver Street will be served by a sewer line south of Silver Street. A 100 year old 14 inch water main runs through the site parallel to the eastern property line. Water service will be provided by this line.

It is proposed to construct approximately 130 townhouse-style condominium housing units to benefit 'empty nesters' and young families in Greenfield. The proposal is in accordance with the Town of Greenfield's housing objectives to site medium density housing adjacent to the town center, and to encourage varied housing choice, recreational opportunities, and open space preservation (Land Use/Growth Study 2000). The proposal is also in accordance with the Franklin Regional Council of Governments' 1998 Regional Policy Plan which encourages facilitation of "compact development" where existing sewer and water lines serve town centers, and recognizes a need for a variety of housing options beyond traditional ANR single family development.

Traffic analysis is being performed and will be part of the project review by the Town of Greenfield. Counts of

existing traffic flow were made in June 2004. A bus stop will be included at the Silver Street frontage.

Stormwater management, in accordance with the DEP Guidelines and requirements of the Town of Greenfield, will be employed to mitigate the effects of new impervious surfaces on the wetlands. The project will employ a system of open swales to direct the flow of stormwater to a series of detention areas located in uplands. Discharge to the wetland system will attempt to maintain the flow and function of the system.

The project proposes to make 130 new housing units of 2 or 3 bedrooms available at a sales price of approximately \$150,000. Several alternative site layouts were explored through the Department of Landscape Architecture at UMass Amherst. The alternatives sought to balance site amenities and open space with the need to create a density that made the project economically feasible and 'affordable'. The current plan is the result of analysis of many proposed layouts, and has been reduced during the preliminary design phase to eliminate disturbance within 200 feet of the Cherry Run Brook, a jurisdictional "river" under the Wetlands Protection Act. The design balances a dense neighborhood approach with private outdoor space and significant common open space. The blocks of units are to be oriented north-south to follow the site topography. This allows for 'drive-under' garages in some cases, and access points at more than one level. This design seeks to minimize changes in site topography and blasting of the bedrock. Each unit has a designated private garden area, as well as access to common open space and a path/trail system. Where necessary, parking areas are relatively small and scattered.

Alternative sites were explored, but no other large tracts of land could be identified in the central area of Greenfield. This site does not include displacement of any farmland or significant woodland. Access to public utilities was important in the site selection process for a project of this size. The units can only be constructed at the target 'affordable' rates if they are constructed at the density proposed. The townhouse-style of construction is preferred over units stacked over each other. A portion of the units will be reserved for occupancy by residents over the age of 55.

The project proponents believe that the plan, developed in accordance with local zoning and policy objectives, will provide needed housing at an affordable price, without significant denigration of the natural environment.