

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13413
 MEPA Analyst: NICK ZAVOLAS
 Phone: 617-626-1030

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: Breckenridge Heights		
Street: off Breckenridge St.		
Municipality: Palmer	Watershed: Chicopee	
Universal Transverse Mercator Coordinates: 18 722359E 4671018N	Latitude: 42° 09' 35"N Longitude: 72° 18' 30"W	
Estimated commencement date: 3/1/05	Estimated completion date: 3/1/08	
Approximate cost: \$1,000,000	Status of project design:	60 %complete
Proponent: GM&M Realty Trust, LLC c/o Ken Golash, Trustee		
Street: 243 Basil Rd.		
Municipality: Chicopee	State: MA	Zip Code: 01020
Name of Contact Person From Whom Copies of this ENF May Be Obtained: G. Jay Vinskey		
Firm/Agency: The Berkshire Design Group	Street: 4 Allen Place	
Municipality: Northampton	State: MA	Zip Code: 01060
Phone: 413-582-7000	Fax: 413-582-7005	E-mail: jay@berkshiredesign.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): 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: to be obtained: Order of Conditions (Palmer Conservation Commission), Special Permit/Site Plan Approval (Palmer Planning Board)

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 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	44			
New acres of land altered		21		
Acres of impervious area	0	6.9	6.9	
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		
STRUCTURES				
Gross square footage	0	160,000	160,000	
Number of housing units	0	64	64	
Maximum height (in feet)	0	35'	35'	
TRANSPORTATION				
Vehicle trips per day	0	613	613	
Parking spaces	0	144	144	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	21,120	21,120	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	21,120	21,120	
Length of water/sewer mains (in miles)	0	0.9	0.9	

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 a 44 +/- acre flag-shaped parcel with frontage on Breckenridge Street in Palmer. Most of the property is about 1750' interior and uphill from the public way. The site was formerly a sand/gravel mining site, most of which is covered with small trees and successional vegetation. The northeast portion of the property consists of more mature woodlands. The narrow strip of the property from Breckenridge to the main portion contains some wetlands and an existing stream crossing. Single family homes front along Breckenridge Road, though the major portion of the property borders undeveloped lands as well as an active gravel/sand mining to the south. While Palmer Reservoir is located north of the parcel, the site lies outside the reservoir's watershed.

While a number of layout alternatives have been explored prior to the development of the preferred site plan, the project reflects the Town's zoning bylaw regulating planned senior housing. It proposes 64 single-family housing units to serve the senior population (age 55+) as well as a community building. Private roadways, utilities, stormwater management, walking paths and associated improvements are also proposed. A portion of the access drive will be constructed within the buffer zone only of bordering vegetated wetlands. It will also pass through a riverfront area, utilizing an existing stream crossing. The majority of the 21 +/- acres proposed to be disturbed occur within the area of former mining activity. Some of this area includes existing exposed soils that would be improved and stabilized as part of this project. Disturbance of mature woodlands on site will be minimized.

The increase in impervious area will slightly increase storm water runoff rates and volumes. However, these rates and volumes will be controlled through the proposed storm water management facilities, including detention basins, and will approximate the pre-construction rates and volumes. Proposed work will not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate non-point source pollution. Prior to the start of construction, erosion control barriers will be installed to protect environmentally sensitive areas. These will include silt fencing and staked hay bales. They will remain in place until construction is complete and vegetation has been established.

This ENF filing is triggered by (1) creation of 5 or more acres of impervious surface and (2) extension of sanitary sewer main over 0.5 mile