

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: 14183  
 MEPA Analyst: Biony Angus  
 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: Sugarbush Meadows		
Street: Plumtree Road		
Municipality: Sunderland	Watershed: Connecticut	
Universal Transverse Mercator Coordinates:	Latitude: 42°25'50" N Longitude: 72°32'47"W	
Estimated commencement date: Oct. 2008	Estimated completion date: Dec. 2009	
Approximate cost: \$27,000,000	Status of project design: 50 %complete	
Proponent: Levi-Nielsen Company, Inc.		
Street: 30 Boltwood Walk		
Municipality: Amherst	State: MA	Zip Code: 01002
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Bridget Mitchell		
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: <u>bridget@berkshiredesign.com</u>

- 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): N/A

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

List Local or Federal Permits and Approvals: 40B Comprehensive Permit, Order of Conditions, EPA NPDES Construction General Permit, Sunderland Street Entrance Permit, Sunderland Building 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 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 checked="" type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  40B Comprehensive Permit  BRP WP 06 Major Groundwater Discharge Permit  WS 13 - Site Source/Conditional Pumping Test-under 70 gpm  WS 15 – Pump. Test Report/Construction of Source-under 70 gpm
Total site acreage	63.3 ac.			
New acres of land altered		17.5 ac.		
Acres of impervious area (does not include gravel)	0.17 ac.	6.03 ac.	6.20 ac.	
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	4,392 sf	66,357 sf	70,749 sf	
Number of housing units	0	5 apt. bldgs (150 apts.)	5 apt. bldgs. (150 apts.)	
Maximum height (in feet)	42' +/-	45'	45'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	1,052	1,052	
Parking spaces	0	313	313	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	34,000 gpd	34,000 gpd	
GPD water withdrawal	0	34,000 gpd	34,000 gpd	
GPD wastewater generation/treatment	0	34,000 gpd	34,000 gpd	
Length of water/sewer mains (in miles)	0	0.88 / 0.42 miles	0.88 / 0.42 miles	

**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 See attached plan and letter from Division of Fisheries & Wildlife \_\_\_\_\_)  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.*)

- A) The proposed project involves development of five residential apartment buildings consisting of a total of 150 units, a community building and community play area, paved parking areas, an on-site wastewater treatment facility, an on-site water supply, and a stormwater management system. Thirty-eight of the 150 units will be designated for affordable housing in accordance with M.G.L. Chapter 40B.

The site consists of 63.3 acres of mostly gently sloping meadow land and wooded area. The existing site contains a barn, greenhouse structure, concrete storage tanks, farm road with culvert crossings at intermittent stream, a gravel drive, and small paved area. Refer to Figure 1 for an aerial photo of the site with the proposed development overlaid. The project site is located west of Amherst Road (Route 116) and south of Plumtree Road. Figure 2 depicts the site location. The parcel is irregularly shaped with frontage on Plumtree Road and on Amherst Road. The site is bounded by wetlands in the southwest and southeast areas. There are several existing ponds throughout the site and an intermittent stream running east to west through the middle of the site. The topography of the site slopes from northeast to southwest with ultimate discharges reaching the wetlands via overland flow. The project site is bounded by residents and commercial lots to the north and east and farmland and wooded area to the south and west.

MA DEP issued a Superseding Order of Resource Area Delineation confirming the bordering vegetated wetland delineation on site is accurate excluding an approximate 70' section (flags A-56 and A-58) adjacent to a potential isolated vegetated wetland. The proposed project will not alter the potential resource area. A final delineation for the area in question will be determined during the Notice of Intent process.

According to Natural Heritage & Endangered Species Program (NHESP) maps, a portion of the project site is within the NHESP Estimated habitats of Rare Wildlife and NHESP Priority Habitats of Rare Species. A delineation of NHESP designated areas at the site are presented on Figure 3. The Division of Fisheries and Wildlife was consulted regarding this matter and determined that "this project, as currently proposed, will not result in a prohibited 'take' of the state-listed rare species." Refer to the letter from the Division of Fisheries & Wildlife dated December 1, 2006 presented in Attachment A of this ENF.

According to State records, the Town of Sunderland does NOT currently have 10% of its housing stock deemed affordable (currently less than 1% is considered affordable), as defined by the Commonwealth of Massachusetts. A market study was completed as part of the application process which clearly identified the need for additional "for rent" housing. The project will address the overall housing needs of the region and in doing so, provide affordable housing to the Town and the surrounding area.

- B)** A number of alternative layouts and housing types were considered for the proposed development. These included conventional subdivision layouts, townhouse development, and alternative apartment building layouts. The following briefly describes each alternative and the associated impacts.
- A 40-lot, 39-lot, and 21-lot conventional subdivision were each considered for the site. The conventional subdivision alternatives included construction of new stream crossings, alteration of resource areas, and more work in the wetland buffer zone. In addition, the conventional subdivision alternatives involved more land disturbance and greater clearing of wooded area.
  - An 80-unit townhouse development was also considered for the site. Similar to the conventional subdivision alternatives, this alternative included construction of a new stream crossing, alteration of resource areas, and more work in the wetland buffer zone.
  - Alternative residential apartment building layouts were evaluated for the project site. Modifications included alternative building and parking area locations and configurations. The alternative apartment building layouts would involve more work in the wetland buffer zone and greater clearing of wooded area.
  - The proposed alternative includes development of 5 residential apartment buildings. The proposed development is configured to avoid alteration of the resource areas by utilizing an existing stream crossing. It minimizes work within the buffer zone and proposes minimal clearing of wooded area. In addition, the development will provide much needed affordable housing for the town of Sunderland and the region.
- C)** Proposed on-site and off-site mitigation measures for the proposed alternative are discussed below.

Proposed stormwater and wetland mitigation includes the following measures:

- Stormwater runoff from the proposed development will replicate existing flow patterns and will not exceed pre-development peak flow rates.
- Best Management Practices are proposed including catch basins equipped with deep sumps and hooded outlets, detention basins with bioretention components, grass filter strips/overland flow, and proprietary treatment chambers.
- The proponent will implement operation and maintenance plan, which requires routing inspections and maintenance of stormwater system.
- A Stormwater Pollution Prevention Plan (SWPPP) will be prepared prior to start of construction to mitigate potential construction activity impact to resource areas. The SWPPP will include methods for erosion and sediment control and temporary stormwater management measures.

Proposed traffic mitigation includes the following measures:

- The proponent will coordinate with PVTA to promote accessible public transportation for the development. This may involve relocating PVTA bus stops closer to site entrance at Route 116.
- The proponent will coordinate with Mass Highway to mitigate traffic. Potential measures include:
  - installation of a turning lane off Route 116 to access the site,
  - addition of a crosswalk across Route 116 to allow safe pedestrian access to and from the site,
  - a reduction in the permitted speed in the general area of the site,
  - installation of appropriate signage to designate a crosswalk and major intersections, and
  - installation of a sidewalk along Route 116 to provide safe access to the relocated bus stops and the convenience store located just south of the site.