

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13462
 MEPA Analyst: Aisling Englington
 Phone: 617-626-1024

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: Mile Oak Residential Condominiums		
Street: Stony Hill Road		
Municipality: Wilbraham	Watershed: Chicopee/Connecticut Rivers	
Universal Transverse Mercator Coordinates:	Latitude: 42°08'17" N Longitude: 72°27'05" W	
Estimated commencement date: 8/1/05	Estimated completion date: 8/1/10	
Approximate cost: \$35,000,000	Status of project design: 50 %complete	
Proponent: Mile Oak Associates		
Street: 85 Post Office Park / P.O. Box 219		
Municipality: Wilbraham	State: MA	Zip Code: 01095
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Brian T. Pendleton, P.E.		
Firm/Agency: TEC, Inc.	Street: 10 N.E. Business Ctr. Dr., Suite 107	
Municipality: Andover	State: MA	Zip Code: 01810
Phone: 978-794-1792 x127	Fax: 978-794-1793	E-mail: bpendleton@tecmass.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 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 MADEP) No

List Local or Federal Permits and Approvals:

- Wilbraham Planning Board – PURD Review
- Wilbraham Conservation Commission – Notice of Intent / Order of Conditions
- Springfield Water & Sewer Commission Discharge 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
LAND				<input 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	80±			
New acres of land altered		NA ⁽¹⁾		
Acres of impervious area	0	22±	22±	
Square feet of new bordering vegetated wetlands alteration		Phase 1 = 0 SF; Phase 2 = 4,950 SF		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage (building footprints)	0	Phase 1 = 196.5 ksf Phase 2 = 198.5 sf	395.0 ksf	
Number of housing units	0	Phase 1 = 96 units Phase 2 = 159 units	255 units	
Maximum height (in feet)	0	Ph 1 = 30'; Ph 2 = 40'	Ph 1 = 30'; Ph 2 = 40'	
TRANSPORTATION ⁽²⁾				
Vehicle trips per day	0	1494	1494	
Parking spaces	0	617	617	
WATER/WASTEWATER ⁽²⁾				
Gallons/day (GPD) of water use	0	56,100	56,100	
GPD water withdrawal	0	56,100	56,100	
GPD wastewater generation/treatment	0	56,100	56,100	
Length of water/sewer mains (in miles)	0	1.35±	1.35±	

1 Development is proposed to be located on existing altered areas of the property
 2 Transportation and Water/Wastewater analyses are based upon Phase 1 and Phase 2 combined

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: Possible habitat for Four-Toed and Blue Spotted Salamanders) No
(Phase 2 only)

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 proposed project involves the development of up to 255 age-restricted residential condominiums on an existing ±80-acre parcel. This parcel is currently being used for agricultural use with the adjacent farm property (approximately 65 acres) for row crops and hay production as well as 9 acres recently altered for timber stand improvements. This site is home to a vegetable stand, whose access lies on Stony Hill Road, across from Dipping Hole Road. This farmland is disturbed annually for the planting of row crops and hay as well as the application of fertilizers/pesticides/herbicides without erosion control procedures or features. The site has defined access points (frontage) on Stony Hill Road, Fernwood Drive, and Woodsley Drive. There are two defined areas of wetlands on the subject parcel. One area is a wet meadow with poorly drained soils located in the middle of the cultivated field approximately 3,200 feet from Stony Hill Road while the other area, a cedar swamp, is located at the rear of the property (on the eastern side).

Two Build scenarios were evaluated as part of the initial planning for this site. The first is a maximum development scenario under the Town of Wilbraham's Planned Unit Residential Development (PURD), which could allow up to 330 residential units. The second alternative was to build a higher quality development with up to 255 residential units to provide additional spacing between the units. The latter will minimize the amount of impervious area added to this site as well as the water use and wastewater treatment. The age-restricted use of the residential condominiums will minimize the introduction of school age children into the school system when compared to a traditional single-family home subdivision.

The proposed project is defined as two separate phases. Phase 1 includes 96 residential units on a cul de sac that extends approximately 3,000 feet from Stony Hill Road, just west of Wetland 1. Phase 2 will require a crossing of Wetland 1 with a wider road (currently a narrow gravel farm road) to develop the remaining 159 units at the eastern end of the site, with an additional 4,000 linear feet of roadway. Phase 2 will require a more detailed evaluation of potential impacts to the endangered species habitat, as identified by the Massachusetts Division of Fisheries and Wildlife.

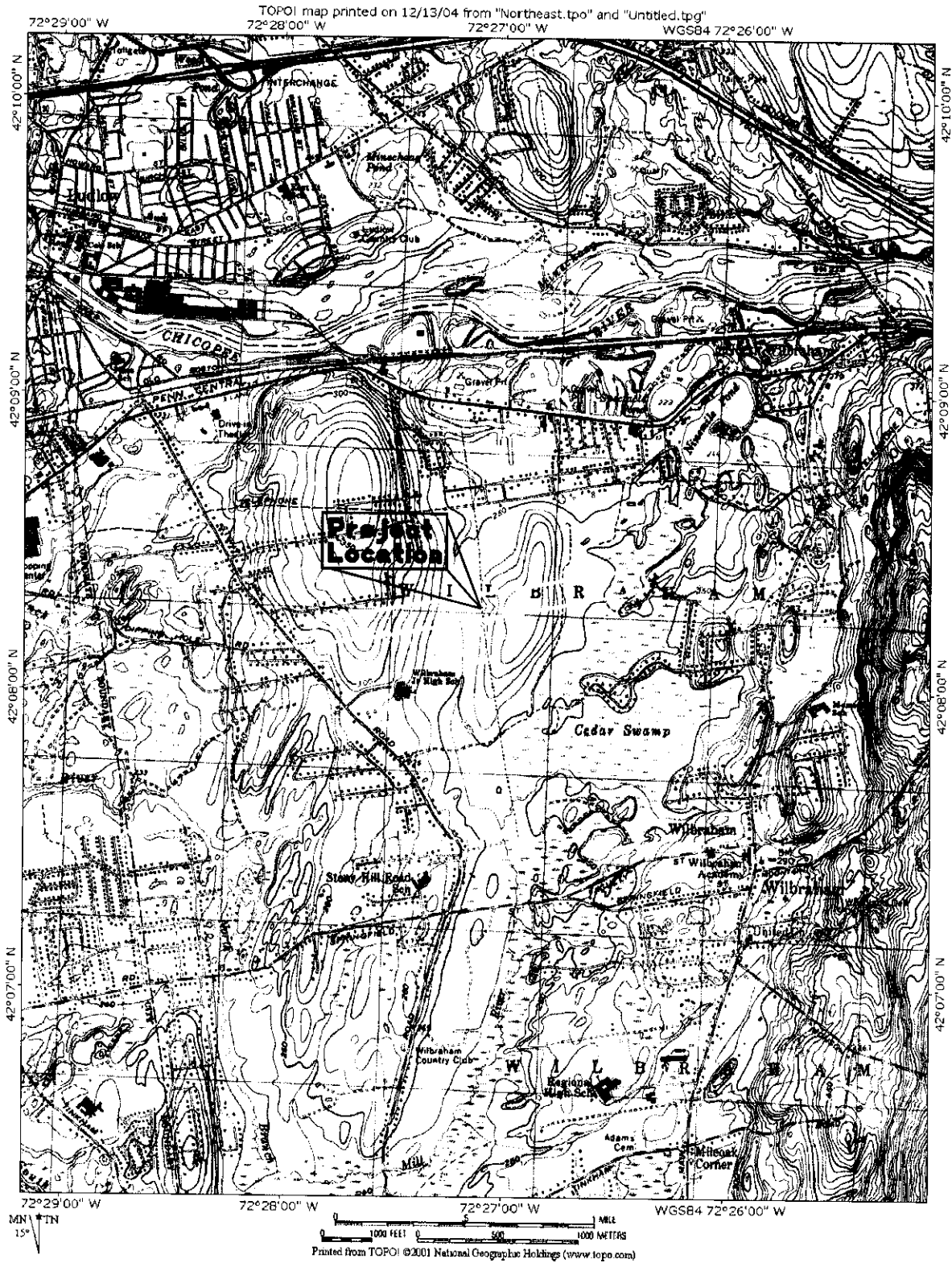
The proposed development will include stormwater management features to mitigate the additional peak flows associated with the increase in impervious areas. The traffic generated by the 255 proposed units will be mitigated through geometric improvements at the proposed four-way intersection of Stony Hill Road / Dipping Hole Road / Mile Oak Site Driveway.

There is adequate water supply for the proposed subdivision. The additional wastewater flows will be mitigated through an Inflow / Infiltration Impact Fee and the design of sewer improvements between Fernwood Drive and Brainard Road.



Not to Scale

Expanded Environmental Notification Form - Mile Oak - Wilbraham, Massachusetts



Attachment 3

USGS Project Locus Map

