

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13611
MEPA Analyst:	BRIONY ANGLIS
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: COURTYARD BY MARRIOTT, LENOX		
Street: Housatonic Street at Route 7/20		
Municipality: Lenox	Watershed: Housatonic	
Universal Transverse Mercator Coordinates: 18 643660E 46 90790N	Latitude: 42° 21' 20" N	Longitude: 73° 16' 08 W
Estimated commencement date: Spring 2006	Estimated completion date: Summer 2007	
Approximate cost: \$7.5 million	Status of project design:	25 %complete
Proponent: V&J Realty, LLC		
Street: 247 Stockbridge Road		
Municipality: Great Barrington	State: MA	Zip Code: 01230
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert Hoogs		
Firm/Agency: Foresight Land Services	Street: 1496 West Housatonic Street	
Municipality: Pittsfield	State: MA	Zip Code: 01201
Phone: 413-499-1560	Fax: 413-499-3307	E-mail: rhoogs@foresightland.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. 7354**) 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: **Town of Lenox: Special Permit, sewer and water connections, curb cut; US EPA NPDES Stormwater Construction General Permit**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

No thresholds are exceeded; ENF is submitted for voluntary review of project.

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input 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
Total site acreage	19.6			<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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
New acres of land altered		4.2		
Acres of impervious area	0	2.0	2.0	
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		
Gross square footage	0	60,000±	60,000±	
Number of housing units	0	0	0	
Maximum height (in feet)	0	43	43	
Vehicle trips per day	0	822	822	
Parking spaces	0	108	108	
Gallons/day (GPD) of water use	0	12,750	12,750	
GPD water withdrawal	0	1,000	1,000	
GPD wastewater generation/ treatment	0	12,750	12,750	

Length of water/sewer mains (in miles)	0	0	0
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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 **Note: Jefferson Salamander has been reported in the vicinity of the site. However, the vernal pool on the property and surrounding upland habitat are already been protected under a 2003 Natural Heritage approval on the adjacent property (EOEA #12885). See Rare Species Site Assessment.**

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.)

V&J Realty, LLC, proposes to construct a "Courtyard by Marriott Hotel" with 92 hotel rooms, several meeting rooms, and an indoor pool. The hotel development will occupy only about 4.2 acres of a 19.57 acre undeveloped commercial property. The remaining 15.4 acres of the property will remain undisturbed woodlands and wildlife habitat. At least 3.1 acres of the property will be protected by a Conservation Restriction, plus another 5.5 acres on an adjacent property, surrounding a vernal pool and upland wildlife habitat. The existing wooded buffer will be retained along the property's entire 1500 feet of frontage on Route 7/20.

Existing Site

The 19.57 Acre property is located at the northeast corner of State Highway Route 7/20 (Limited Access) and Housatonic Street. The property is located in the Commercial 1 Acre – C1A – zoning district. The property is presently undeveloped. The property has 561.15 feet of frontage on Housatonic Street, and 1500 feet along Rt. 7/20 (no access). Topography on the site ranges from flat (0-3% to moderate (5-8%), with a few areas with steep slopes (over 15%). The property is lightly to moderately wooded with a mixture of second growth deciduous and evergreen trees.

In 1989, the property was proposed as an 85,000± square foot factory outlet village (EOEA #7354). The project was ultimately not approved by the Town of Lenox. Several other commercial projects, including an auto dealership, have been considered but not formally submitted for approval on the property since then. An adjacent residential property was approved in 2003 for a 16-lot single-family-home subdivision (under construction). An ENF (EOEA #12885) for that project was reviewed in 2002. An Environmental Impact Report was not required, but conditions were included to assure that the vernal pool breeding and surrounding forested upland habitat (a total of

about 8.6 acres) for the Jefferson Salamander would be protected by Conservation Restrictions on both properties. Natural Heritage's 2003 decision on the adjacent subdivision project – which included the vernal pool on this property – approved the project under the criteria that the CR's on the two properties would provide a net benefit for the wildlife habitat of the state-listed species, and met the performance standards under the MESA regulations.

The front 6 acres of the 19.57 acre property was extensively altered during the 1950's for gravel extraction. The old gravel pit has revegetated and formed into a small self-contained wetland system that ends in the vernal pool (with no outlet) located at the southeast corner of the property. The area between the wetland and Rt. 7/20 was left stripped down to exposed bedrock, and only sparse trees, shrubs and groundcover have become reestablished on this disturbed area over the past four or five decades. An old dump exists at the rear of the disturbed area. A second natural wetland system runs through the northern end of the property, bordering on Sawmill Brook, a perennial stream, and associated wetlands.

The existing neighborhood is presently developed with a mix of commercial, multi-family residences, a large retirement community, and single family residential uses. Nearby uses include Caligari's Hardware, an apartment building, and Kimball Farms Life Care Community.

Proposed Project

The Courtyard by Marriott Hotel will have 92 guest rooms, several meeting rooms, an indoor pool, and an outdoor courtyard. There will be a breakfast lounge, but no full service restaurant. The building will be 3 stories/43 feet tall (to roof ridge), and set back about 150 feet from Housatonic Street and about 140 feet from Rt. 7/20. The existing wooded buffer along the highway will be retained along the entire 1500 feet of frontage. The hotel site will include 108 parking spaces. The site will be heavily landscaped and lighting will be shielded. Stormwater from the developed site will be controlled on-site including an extended wet detention/water quality basin.

There will be no further development of the 19.6 acre property. Approximately 15.4 acres (78%±) of the property will remain undisturbed woodlands for wildlife habitat, conservation, and passive recreation. The hotel sitework will be outside of the wetland buffer zone, with the exception of the stormwater basin. A Wetlands Notice of Intent will be submitted. No direct or indirect alteration of any wetlands is proposed. Erosion and sedimentation controls will be implemented, in accordance with a SWPPP under the USEPA NPDES Construction General Permit.

The hotel project will connect to the Lenox municipal water and sewer systems, using about 12,750 gpd (maximum daily flow). Sewer flow mitigation measures are under discussion with the Lenox DPW to minimize effects on the Housatonic Street Sewer main, which is close to capacity during wet weather conditions. Mitigation measures under consideration include an on-site storage tank to slowly release sewage into the sewer during off-peak night-time hours; or contributing toward the town's on-going efforts to remove I/I.

Vehicular access to the hotel will be provided by a single driveway leading from Housatonic Street about 225 feet from the signalized intersection with Rt. 7/20. A ring road/fire lane will be constructed to provide access to the parking, service area, and to facilitate emergency vehicle access. The Traffic Impact Study for the project estimates that the hotel will generate about 822 vehicles per day compared to the 18,800± on Rt. 7/20. A sidewalk is proposed for pedestrian access to the BRTA bus route along Housatonic Street.

Alternatives and Mitigation Measures

The Courtyard by Marriott hotel site has been carefully designed to protect nearby sensitive areas of wetlands and wildlife habitat. The compact site plan and location outside the buffer zone of wetlands will allow protection of about 15.4± acres of woodland. The Conservation Restriction of at least 3.1 acres combined with the 5.3 acres on the adjoining property will preserve the vernal pool and surrounding upland habitat area. The hotel building is proposed to have 3 stories in order to minimize the footprint of the building and resulting sitework. Grading plans for the site are designed to minimize the amount of disturbance. Blasting controls will be implemented to avoid damage from rock excavation. Stormwater will be managed on site. Sewer flow impacts on the Lenox Sewer system will be mitigated by either on-site storage and flow attenuation or assisting the town's removal of I/I from the sewer system. The site driveway is set back from the Rt. 7/20 intersection to provide space for vehicles to queue at the traffic signal. The existing wooded buffer along the property's 1500 foot frontage on the Lenox Bypass will be retained to protect the visual continuity of the highway.