

ENF Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13355
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1025

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: Southview Estates		
Street: Fuller Street		
Municipality: Ludlow	Watershed: Chicopee	
Universal Transverse Mercator Coordinates: E 7 06 907 to 7 07 730, N 46 74 189 to 46 73 534; NAD 83 Meters	Latitude: 42° 11' 33" N to 42° 11' 11" N Longitude: 72° 29' 39" W to 72° 29' 04" W	
Estimated commencement date: Spring 2005	Estimated completion date: Fall 2008	
Approximate cost: \$17 million	Status of project design: 20 %complete	
Proponent: Atwater Investors, Inc.		
Street: 592 Center Street		
Municipality: Ludlow	State: MA	Zip Code: 01056
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Rosalie Fauteux		
Firm/Agency: Baystate Environmental Consultants, Inc.	Street: 296 North Main Street	
Municipality: East Longmeadow	State: MA	Zip Code: 01028
Phone: 413-525-3822	Fax: 413-525-8348	E-mail: rfauteux@b-e-c.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: **Ludlow Conservation Commission – Order of Conditions; Army Corps of Engineers – USACOE Section 10/404 Permit; 401 Water Quality Certificate; Zoning Board of Appeals – Comprehensive 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 checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" 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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> USACOE Section 10/404 Permit; Zoning Board of Appeals – Comprehensive Permit; NPDES Construction; SWPPP
Total site acreage	86.2			
New acres of land altered		57.1±		
Acres of impervious area	0	18.3±	18.3±	
Square feet of new bordering vegetated wetlands alteration		9,000±		
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	406,000±	406,000±	
Number of housing units	0	241	241	
Maximum height (in feet)	0	25	25	
TRANSPORTATION				
Vehicle trips per day	5,800±	1,375±	7,175±	
Parking spaces	0	482	482	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	53,000±	53,000±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	53,000±	53,000±	
Length of water/sewer mains (in miles)	0	2.2± (water)/ 2.1± (sewer)	2.2± (water)/ 2.1± (sewer)	

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.)

Project and Site Description: The proposed project involves the construction of a condominium complex as approved under a comprehensive permit under Chapter 40B of the Massachusetts General Laws on an 86± acre parcel of currently undeveloped land on Fuller Street in Ludlow, Massachusetts. The complex will consist of 241 single, duplex, and triplex units ranging in size from 1,175 s.f. to 1,300 s.f., each with two bedrooms and garages. Of the 241 units, 61 (25%) will be made available to households earning no more than 80% of the area median income as required by the Department of Housing and Community Development for utilization of the Chapter 40B comprehensive permit. The construction will be completed in four phases consisting of Phase 1 (51 units), Phase 2 (79 units), Phase 3 (67 units), and Phase 4 (44 units). This project, as a whole, involves the direct alteration of 57.1± acres of land and the creation of 18.3± acres of impervious area, thus mandating an EIR. However, this ENF includes a request for a Phase I Waiver, as the construction of Phase I is severable and has insignificant potential environmental impacts, as described below.

The site consists of a relatively successional agricultural field, moderately dense to extremely dense stands of shrub and canopy vegetation, and wooded areas, and slopes from a high elevation of 340± feet at the northwestern corner to an elevation of 240± feet near Fuller Street. A Massachusetts Water Resources Authority transmission aqueduct crosses the northern portion of the site and a right of way for the Western Massachusetts Electric Company crosses the center portion of the site. The site is surrounded by undeveloped land on three sides and about a half dozen single-family homes across Fuller Street. Four primary wetland resource areas are located on the site.

Alternatives

No Build: While this alternative would result in no new impacts, it is not being considered given the significant acquisition value of the property. In addition, the no build alternative would not provide Ludlow with additional moderate-income housing.

Full Build Out (Preferred Alternative): This option involves the construction of 241 units over four phases as described previously. The potential environmental impacts and proposed mitigation

measures are as follows:

Stormwater: The addition of 18.3± acres of impervious area to the project site will result in an increase in stormwater runoff from the site and a loss of recharge to groundwater by infiltration. Stormwater management for the site will adhere to the Massachusetts Department of Environmental Protection Stormwater Management Policy and will include three stormwater management basins for detention and water quality treatment that will incorporate extended detention, wet ponds, constructed wetlands or other similar features that result in significant TSS removal. Other BMPs such as deep sump catch basins, forebays, water quality swales, and sediment traps may also be used.

Traffic: A single access road consisting of two lanes separated by a median (“boulevard”) will service the majority of units, while a two-lane roadway will service approximately 25 units and will not be connected to the rest of the development. The “boulevard” design will alleviate safety concerns associated with a long, single access road to the majority of the development by providing two separate lanes that are unlikely to be blocked at the same time (by an accident or catastrophic event). Traffic analyses predict that the proposed project will generate 1,375 vehicle trips per day. The study indicated that “there will not be any degradation of Levels of Service between the no-build or “Base” scenario and “Projected” condition with all condominiums occupied” (Traffic Impact Assessment, Gillon Associates, Feb. 2002).

Water and Sewer: The water system will consist of 10,300± L.F. of 8” minimum diameter distribution pipes within the property along with 23 fire hydrants and an anticipated water booster pump station. The system will be connected to the Springfield Water and Sewer Commission water main at the intersection of Fuller and Kendall Streets by a new water main to be constructed along Fuller Street. The on-site sewer system will include 9,900± L.F. of sewer lines with 47 manholes connected to the Town’s municipal system via an extended sewer main (1,350 linear feet) from the site to Kendall Street along Fuller Street, for which an Application for Permit for Sewer System Extension was submitted. The predicted sewage generation is approximately 10% of the existing sewer main full flow capacity at Kendall Street and approximately 0.08% of the design flow capacity (67 million gpd) of the Springfield Regional Wastewater Treatment Facility, the receiving facility for this project.

Wetlands: The proposed project will impact 9,000± square feet of Bordering Vegetated Wetlands and 65± feet of Bank due to the installation of proposed roadways, sidewalks and utilities. Wetland replication at a ratio of 1:1 will be performed to address this impact. The Notice of Intent will be filed as a “limited project” since wetlands must be crossed to access interior uplands.

Reduced Scope: This alternative would involve development of the property as a cluster style, single-family residential subdivision, while preserving a large portion of the property as open space. This alternative would require a zoning change from the Town of Ludlow, which was denied twice at Town Meetings when applied for by Atwater Investors, Inc. Thus, this alternative is not being considered at this time.

Request for Phase I Waiver: Phase I involves the construction of 51 units immediately adjacent to Fuller Street. It will result in the direct alteration of 9.9± acres of land, the creation of 4.0± acres of impervious area, the alteration of 1,300± sf of bordering vegetated wetlands, and the construction of 102 parking spaces. Under half of a mile of sanitary sewer lines will be constructed for sewer service to the units within the project, with the additional 1,350 linear feet of extended sewer main from the site to Kendall Street. Phase I includes two stormwater management basins for stormwater runoff control and treatment and area available for wetland replication. By itself, Phase I of this project does not exceed any MEPA threshold for review at the ENF or EIR level, and this portion of the project is complete and severable as a phase of the total proposed development. The remaining phases of the project will not be constructed without due compliance with MEPA.