

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **13385**
 MEPA Analyst: **Rick Bourie**
 Phone: 617-626-**1130**

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: Harvest Valley Condominiums		
Street: East & Ferry Street		
Municipality: Easthampton	Watershed: Connecticut	
Universal Transverse Mercator Coordinates:	Latitude: 41° 16' 29" N Longitude: 72° 38' 38" W	
Estimated commencement date: Aug 04	Estimated completion date: Aug 09 (Phased)	
Approximate cost: \$9 Million	Status of project design: 100 % complete	
Proponent: DML Development Corp.		
Street: 262 East Street		
Municipality: Easthampton	State: MA	Zip Code: 01027
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mark McClusky, P.E.		
Firm/Agency: Huntley Associates, P.C.	Street: 30 Industrial Drive East	
Municipality: Northampton	State: MA	Zip Code: 01060
Phone: (413) 584-7444	Fax: (413) 596-9159	E-mail:

- 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): NONE

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

List Local or Federal Permits and Approvals:

- 1.) City of Easthampton Planning Dept., Special Permit – Approved 2.) City of Easthampton Conservation Commission, Approved 3.) EPA NPDES Stormwater Discharge Permit -Approved

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

- Land
- Water
- Energy
- ACEC

- Rare Species
- Wastewater
- Air
- Regulations

- Wetlands, Waterways, & Tidelands
- Transportation
- Solid & Hazardous Waste
- 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> (Max Saturday)
Total site acreage	22.98			
New acres of land altered				
Acres of impervious area	0.14	6.67	6.81	
Square feet of new bordering vegetated wetlands alteration				
Square feet of new other wetland alteration				
Acres of new non-water dependent use of tidelands or waterways				
STRUCTURES				
Gross square footage			119,584	
Number of housing units	0	65	65	
Maximum height (in feet)	0	20	20	
TRANSPORTATION				
Vehicle trips per day	0	182	182	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	14,250	14,250	
GPD water withdrawal	0	14,250	14,250	
GPD wastewater generation/treatment	0	14,250	14,250	
Length of water/sewer mains (in miles) (main & street laterals)	0	0.66	0.66	

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 Site

The project area consists of a parcel of land approximately 23 acres in size located along East Street near its intersection with Ferry Street in Easthampton. The site has been actively farmed for decades and is currently under active agricultural management. It is bounded to the west by a perennial stream flowing northerly past the parcel to pass beneath Ferry Street and eventually into the Manhan River. The agricultural field is essentially flat or very little slope until it approaches the stream, at which point the land slopes sharply down to form a ravine. The ravine and a strip of land directly adjacent to the ravine are wooded / forested; the remainder of the land is entirely open. A large (23'x65') wooden tobacco barn is located near the SW corner of the parcel.

Project impacts are limited to Riverfront Area and a small area of buffer zone to a Bordering Vegetated Wetland extending as a finger-like projection into the upland portion of the site. The Riverfront Area was observed to be in generally good condition within the steep ravine within which the stream flows - aside from the presence of old concrete slabs and aged agricultural debris. Beyond the top of the ravine, agricultural activity has maintained clearing and regular complete disturbance within much of the Riverfront Area. Much of the Riverfront Area has been disturbed annually by planting of crops. A gravel road extends from East Street to cross the stream near the large tobacco barn and attached storage shed. The gravel road bifurcates to travel easterly near the top of the ravine for a distance. The road crossing passes over a large culvert to the west of which is an essentially open (non-forested) area on both sides of the stream.

Project Description

The proposed privately funded project consists of the construction of 66 units of retirement community housing, of which unit clusters will be joined together with a common roof, located along an internal road network together with the necessary utilities to support the community. There will be two access points, one from Ferry Street and the main entrance from East Street. Once complete, the site will be managed by a homeowners or Condominium Association. The project has been designed to minimize the impact of Riverfront Area and maximize the separation distance to the maximum degree possible, while still accomplishing the project while still considering overall layout, safety, and function.

Description of Alternatives

Although this project is proposed in Riverfront Area, it is proposed under the Redevelopment provisions at 310 CMR 10.58(5). Therefore, an analysis of alternatives was not required, either on-site or off-site. Analysis of off-site alternatives was limited by the fact that the family of the project proponent owns and has owned the project site for many years. However, the project does minimize impacts to Riverfront Area within the scope of the project purpose, such that all but 10% of the total project impact is located within the outer 100 feet of Riverfront Area. At a pre-proposal meeting with DEP, it was made clear that the project was not restricted to any particular region of the Riverfront Area under the redevelopment provisions.

Mitigation Measures

The premise of the Riverfront Area restoration is to maintain the restored Riverfront Area as a meadow dominated by native herbaceous species and to retain the existing hedgerows. The benefit of this approach is that species dependent upon grassland habitats will thrive, while the species relying upon the brushy hedgerow and wooded ravine will see no change in habitat quality or quantity other than the removal of agricultural stress or pressure at the periphery. Since soils will no longer be disturbed by annual plowing and planting of crops that do not offer good soils cover, and the area will no longer be fertilized, the wooded hedgerow and ravine will experience a reduction in sediment and nutrient inputs.

Restoration will be accomplished by seeding of historically plowed Riverfront Area to an upland conservation seed mix, and enclosing the area within a split rail fence pervious to wildlife movement to provide a delimiter for lawn mowing and allow maintenance of the detention basin to the south of the BVW. The meadow will be mowed once per year in early spring to maintain an herbaceous cover. This approach will restore 102,333 square feet of Riverfront Area and will maintain it as excellent and diverse habitat, exceeding the minimum required area of Riverfront Area restoration by 33,841 square feet.

Mitigation of impacts to Riverfront Area will take the form of restoration of function through removal of existing agricultural and material debris, mostly located along the small ravine containing the Bordering Vegetated Wetland. There are also minor quantities of interspersed cement concrete rubble located along the entire Riverfront Area and the buffer zone to BVW; the debris will be removed. Any soil disturbed by mitigation activities will be seeded with an upland seed mix suitable for shade. This mitigation will be implemented in addition to restoration activities, which already exceed regulatory requirements.