



**Environmental  
 Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13893
MEPA Analyst:	Beiony 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: Veridian Village at Hampshire College			
Street: West Street (Route 116)			
Municipality: Amherst		Watershed: Connecticut	
Universal Transverse Mercator Coordinates:		Latitude: : 042° 19' 28-41" N Longitude: 072° 31' 7-30" W	
Estimated commencement date: 2007		Estimated completion date: 2010	
Approximate cost: \$60 Million		Status of project design: 25% %complete	
Proponent: Hampshire College		Proponent: Beacon Communities LLC	
Street: 893 West Street		Street: 150 Federal Street, 5 <sup>th</sup> Floor	
Municipality: Amherst	State: MA	Municipality: Boston	State: MA
	Zip Code: 01002		Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ann M. Marton, Director of Ecological Services			
Firm/Agency: LEC Environmental Consultants, Inc.		Street: 107 Audubon Rd, Bldg. 2, Suite 110	
Municipality: Wakefield		State: MA	Zip Code: 01880
Phone: 781-245-2500	Fax: 781-245-6677	E-mail: amarton@lecenvironmental.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): 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:



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

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" 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
<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 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 (including Legislative Approvals) – Specify:  Conservation & Management Permit
Total site acreage	50.2 +/-			
New acres of land altered		18.7 +/-		
Acres of impervious area	0	8.4 +/-	8.4 +/-	
Square feet of new bordering vegetated wetlands alteration		3,000 +/- (1,450 perm 1,550 temp)		
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	0	311,000	311,000	
Number of housing units	0	131	131	
Maximum height (in feet)	0	55	55	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	905	905	
Parking spaces	0	264	264	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	29,850	29,850	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	27,140	27,140	
Length of water/sewer mains (in miles)	0.0/0.4	0.8/0.6	0.8/1.0	

**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 ( Wood Turtle, *Glyptemys insculpta* )  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.)

*Veridian Village at Hampshire College (Veridian Village)* is a collaborative project between Hampshire College and Beacon Communities LLC. *Veridian Village* is a lifelong learning community consisting of approximately 59 two-story townhomes with attached garages arranged in duplex and triplex groupings and 72 flats contained within three, multi-story buildings over first floor parking for a total of approximately 131 dwellings accessed via a main private loop roadway and several cul-de-sacs. *Veridian Village* also includes a community building, community gardens, walking trails, and open space supported by infrastructure including sewer, water, stormwater management, and site grading.

The purpose of this collaborative effort is to create a lifelong learning community for people who desire active involvement within the College community. Hampshire College first began to explore this concept several years ago, envisioning a community that would serve current and retired faculty, alumni, and other individuals interested in living in a college-affiliated environment. *Veridian Village* will advance the Hampshire's innovative educational program by creating new opportunities for lifelong and intergenerational learning. Homeowners at *Veridian Village* will be afforded the opportunity to participate in a variety of Hampshire campus activities as well as activities at the other Five Colleges Consortium (Amherst College, Mount Holyoke College, Smith College, and the University of Massachusetts Amherst). These activities include auditing certain classes free of charge; using campus facilities, including the library, pool, outdoor tennis courts, and indoor track; attending social, academic, and cultural events; taking part in activities at the Hampshire Farm Center such as Hampshire's community supported agriculture program; and participating in programs at the National Yiddish Book Center, and the Eric Carle Museum of Picture Book Art. The Project Proponents expect that the links between the college and the new community will grow and evolve over time.

*Veridian Village* encompasses 50.2 +/- acres of land owned by Hampshire College with frontage along West Street (Route 116) in South Amherst, Massachusetts. *Veridian Village* will be built on a 36.2 +/- acre portion of the site located within the Town of Amherst ED Zone. Hampshire College will ground lease this portion of the site to Beacon to create *Veridian Village*. The remaining 14 +/- acre portion of the site, located north of the ground lease, is located within the Town of Amherst RO Zone and will

remain undeveloped, except for the construction of stormwater management basins. Hampshire College will grant easements over this land for the stormwater management. An EOEA Conservation Restriction encompassing 33.1 acres will be placed over portions of both the 36.2 +/- acre and the 14 +/- acre parcels.

The roughly square-shaped site currently contains four separate active hayfields; fringing forested/scrub shrub uplands; forested wetlands that contain Muddy Brook, an intermittent stream, within the central portion of the site; and forested and scrub shrub wetlands in the southeastern portion of the site associated with Sweet Alice Brook, a perennial stream.

*Veridian Village* has been carefully designed in a manner that is sensitive to the existing character of South Amherst and the surrounding environmental setting including the following mitigation and community assets.

- Incorporating LID and Sustainable Design principles into the project design;
- Pursuing NAHB Qualified Silver rating for the development;
- Preserving 33.1 acres of field, forested upland, and forested wetland through recording an EOEA Conservation Restriction for the express purpose of protecting open space for wildlife habitat;
- Creating approximately 1 acre of nesting habitat for wood turtle (*G. insculpta*);
- Preserving all of the Riverfront Area, maintaining the minimum *Amherst Wetland Bylaw* 30-foot no disturbance setback from the BVW for all work and maintaining the *Amherst Wetland Bylaw* 50-foot no build setback for buildings and pavement;
- Restoring Bank associated with the intermittent stream crossing by replacing the existing 36-inch CMP with an appropriately sized open bottom box culvert to maintain existing flows, restoring Bank associated with the intermittent stream, and improving the ability for wildlife to travel through this corridor;
- Avoiding, minimizing, and mitigating wetland alteration to the greatest extent practicable and providing wetland replacement at a 2:1 ratio of alteration to restoration; and
- Providing stormwater management in accordance with the DEP Stormwater Management Standards.