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Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Donny Brook Country Club 18 Hole Golf Course		EOEA #: 13093
Street: 775 Williamstown Road, Route 7		
Municipality: Lanesborough	Watershed: Housatonic	
Universal Tranverse Mercator Coordinates: 4714992N 1806 43 577E	Latitude: 42° 34' 33.32N Longitude: 73° 15' 19.8W	
Status of project construction:	%complete	
Proponent: Donny Brook, Inc.		
Street: P.O. Box 1427		
Municipality: Lanesborough	State: MA	Zip Code: 01237
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Virginia Allan		
Firm/Agency: Durand & Anastas	Street: 27 Prospect St.	
Municipality: Marlborough	State: MA	Zip Code: 01752
Phone: 617-536-0975	Fax: 508-485-8506	E-mail: ginny@durandanastas.com

In 25 words or less, what is the project change? The project change involves . . .
Reduction of the previously proposed 18 hole public golf course to a 9 hole public golf course. The entire project now is limited to the west side of Route 7.
See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: August 9, 2003

Was an EIR required? Yes No; if yes,
was a Draft EIR filed? Yes (Date: December 7, 2005) No
was a Final EIR filed? Yes (Date:) No
was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s):) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to
"ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6)) Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded? Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	365	(193)	172
Acres of land altered	104	(56)	48
Acres of impervious area	8.2	(2.7)	5.5
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
STRUCTURES			
Gross square footage	9,000	0	9,000
Number of housing units	0	0	0
Maximum height (in feet)	35±	0	35±
TRANSPORTATION			
Vehicle trips per day	650	(325)	(325)
Parking spaces	70	0	0
WATER/WASTEWATER			
Gallons/day (GPD) of water use	1,800	0	1,800
GPD water withdrawal	30,000±	0	30,000±
GPD wastewater generation/ treatment	1,800	0	1,800
Length of water/sewer mains (in miles)	0	0	0

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on 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 No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No
If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:


- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures:

<u>10/2/06</u>	<u>James Kelly</u>		
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

<u>JAMES W. KELLY</u>	<u>Chuck Anastas</u>
Name (print or type)	Name (print or type)
<u>DONNYBROOK, INC.</u>	<u>Durand + Anastas</u>
Firm/Agency	Firm/Agency
<u>P.O. Box 1427</u>	<u>27 Prospect St.</u>
Street	Street
<u>775 WILLIAMSTOWN RD.</u>	<u>Mallborough, MA</u>
Municipality/State/Zip	Municipality/State/Zip
<u>LANESBOROUGH, MA 01237</u>	<u>774-249-8199</u>
Phone	Phone
<u>413-458-3664</u>	

Project Change Description

The DEIR project description for the Donny Brook Country Club 18 – Hole Golf Course consists of the development, operation and maintenance of an 18 hole public golf course on a 365 acre site bisecting Route 7 in Lanesboro. The front 9 holes of the golf course are on the west side of Route 7 with the back 9 holes on the east side. 104 acres of the site were to be altered for the 18 hole course. The existing stone building (the Chadwick House) located on the west side will be utilized for the clubhouse. The site includes a total of 8.2 acres of impervious surface.

The project was to be built in two phases: phase I, the first 9 holes (1-9), clubhouse, parking area, septic system and well; phase II, the second 9 holes (10-18) including a proposed cart path crossing beneath route 7.

Because of the difficulty, cost and questionable economic viability of an 18 hole course the proponent has abandoned any interest in construction beyond Phase I, a 9 hole course on the western side of Route 7.

The material changes by category include:

Land Alteration: The total site reduction is 193 acres and the reduction of land alteration is 56 acres. Additionally, the Cart Path connecting the east and west sides of the golf course is eliminated and there is a small reduction in impervious area (2.7 acres).

Wetlands: The NOI for the east side of the golf course has been withdrawn. There will be no work within the undeveloped riverfront area. And, as stated previously, the Cart Path is no longer necessary.

Water Supply: The DEIR Certificate quoted DEP questioning the gallons per day (gpd) of water usage. The proponent needs to recalculate gpd beyond the data retrieved from the computerized water withdrawal meter and will work with DEP to arrive at a gpd upon which all parties can agree. The original DEIR submission of 30,000 gpd for the 18 hole golf course listed on the NPC Form acts as a place holder at this time.

Turf Management: A reduction by half of fertilizers, pesticides and herbicides is anticipated

Wildlife/Rare Species: A botanical survey under the NHESP Rare Plant Survey Protocol is complete. Potential impacts of construction of a 9-hole golf course on the east side of route 7 have been avoided.

Traffic and Transportation: The MHD permit for the Cart Path is no longer necessary. Additionally, there will be less vehicle trips; and, pedestrian traffic crossing Route 7 is all but eliminated.

Wastewater: It is anticipated that there will be a minimal reduction in gpd of wastewater.

Structures/Historic Resources: The Chadwick House located on the west side of Route 7 will still be used as the golf course club house.

Agricultural Land: Eliminating Phase II reduces the loss of land presently used for hay production.

The project change is a net reduction in overall environmental impact.