

# ENF Environmental Notification Form

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|--|-------------------------|
| <i>For Office Use Only</i><br><i>Executive Office of Environmental Affairs</i> |                         |
| EOEA No.:  | <u>14509</u>            |
| MEPA Analyst:  | <u>Aisling Eglinton</u> |
| Phone:   | 617-626- <u>1024</u>    |

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: Three County Fairgrounds   |  |  |
| Street: Fair Street  |  |  |
| Municipality: Northampton  | Watershed: Connecticut                 |  |
| Universal Transverse Mercator Coordinates:<br>696001.3463N 4688748.7351W         | Latitude: 42.32632N                    | Longitude: -72.62 121W   |
| Estimated commencement date: 1/1/2010  | Estimated completion date: 12/20 14    |  |
| Approximate cost: 40 million   | Status of project design: 25 %complete |  |
| Proponent: Three County Fair Redevelopment Corporation                           |  |  |
| Street: 54 Fair Street   |  |  |
| Municipality: Northampton  | State: MA                              | Zip: 01060   |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jeff Squire |  |  |
| Firm/Agency: The Berkshire Design Group  | Street: 4 Allen Place                  |  |
| Municipality: Northampton  | State: MA                              | Zip Code: 01060  |
| Phone: 413-582-7000  | Fax: 413-582-7005                      | E-mail: <a href="mailto:jeff@berkshiredesign.com">jeff@berkshiredesign.com</a> |

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): Funding from Mass. Cultural Council/MassDevelopment (\$38,000), Dept. of Agricultural Resources (\$50,000) for predevelopment planning

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals

Northampton Conservation Commission/DEP Order of Conditions; Northampton Planning Board Site Plan Approval - Special Permit; Northampton Storm Water Permit, EPA NPDES Construction General Permit, Northampton Building Permit.

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

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <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  |
|--|-----------------------------|-------------------------|------------------------|--|
| <b>LAND</b>  |                             |                         |                        | <input type="checkbox"/> Order of Conditions<br><input type="checkbox"/> Superseding Order of Conditions<br><input type="checkbox"/> Chapter 91 License<br><input type="checkbox"/> 401 Water Quality Certification<br><input type="checkbox"/> MHD or MDC Access Permit<br><input type="checkbox"/> Water Management Act Permit<br><input type="checkbox"/> New Source Approval<br><br><input type="checkbox"/> DEP or Sewer Extension Permit<br><input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: |
| Total site acreage   | 2,221,213.41 sf<br>50.99 AC |                         |                        |  |
| New acres of land altered                                      |                             | 0 AC                    |                        |  |
| Acres of impervious area                                       | 408,047.61 SF<br>9.37 AC    | 303,623.67SF<br>6.97AC  | 711,671.28<br>16.34 AC |  |
| Square feet of new bordering vegetated wetlands alteration     |                             | 0 SF                    |                        |  |
| Square feet of new other alteration                            |                             | 0 SF                    |                        |  |
| Acres of new non-water dependent use of tidelands or waterways |                             | 0                       |                        |  |
| <b>STRUCTURES</b>  |                             |                         |                        | <input type="checkbox"/> DEP or Sewer Extension Permit<br><input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:<br><br>Special Permit-Site Plan Review  |
| Gross square footage   | 205,200.13 SF<br>4.71 AC    | 49,007.09 SF<br>1.12 AC | 254,307.22<br>5.84 AC  |  |
| Number of housing units  | 0                           | 0                       | 0                      |  |
| Maximum height (in feet)                                       | 35'                         | 35'                     | 35'                    |  |
| <b>TRANSPORTATION</b>  |                             |                         |                        | <u>Northampton Stormwater Permit</u><br><u>Northampton Building Permit</u>   |
| Vehicle trips per day  | 1,617                       | 1,617                   | 1,617                  |  |
| Parking spaces   | 3,500±                      | 3,500±                  | 3,500±                 |  |
| <b>WASTEWATER</b>  |                             |                         |                        |  |
| Gallons/day (GPD) of water use                                 | 450                         | 450                     | 0                      |  |
| GPD water withdrawal   | 0                           | 0                       | 0                      |  |
| GPD wastewater generation <sup>1</sup> treatment               | 385                         | 385                     | 0                      |  |
| Length of water/sewer mains (in miles)                         | 0                           | 0                       | 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 (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: Three County Fairground Grandstand & Judge's Stand)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify: Both structures are planned to be demolished)  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.)

(a) *Founded in 1818, the Hampshire, Hampden and Franklin Agricultural Society (Three County Fair Association) is the oldest in the country and the Three County Fair is the oldest continuously running agriculture fair. The 51-acre facility is located on Rt. 9 in Northampton, MA adjacent to Interstate 91, within 15 minutes of the Massachusetts Turnpike, and within ½ mile to Downtown Northampton. Existing facilities include a 38,000 square foot arena building and adjacent barn currently used year round for trade shows, arts & crafts shows, horse shows, and indoor soccer an 1,800 seat grandstand; a race track; an outdoor show ring; various pavilions and exhibition halls used seasonally for agricultural shows and the Three County Fair Farm Museum; livestock and horse barns; and the fair office building. The entire fairgrounds property is located within the 100-year flood plain. No other resources areas are present. While the Three County Fairgrounds has served Northampton and the surrounding region well for over a century, a significant number of facility limitations prevent the Fairgrounds from maximizing its event potential and operating revenue. Limitations include: (1) aging, deteriorated condition of buildings, (2) physical and functional characteristics below industry standards for a multi-use facility; (3) lack of a subdividable exhibition building with a concrete floor capable of hosting year-round events; (4) traditional horse racetrack that is no longer used; (5) substandard electrical and heating/cooling systems; (6) inappropriate amenities and mix of facilities for certain larger shows; and (7) site drainage problems; and (8) grandstands do not meet current building code requirements.*

*In 2008, a consultant team was hired to study the redevelopment and expansion opportunities of the fairgrounds. The redevelopment plan is to convert the Three County Fairgrounds into a year-round multi-use exhibition facility primarily for agricultural and cultural shows. The proposed project involves the complete redevelopment of the site. All but 7 of the more significant and sturdy buildings are planned to be demolished. A total of 5 major new buildings, barns and a covered show ring are proposed to be constructed including a 100,000 square foot exhibition hall. Several new outdoor and indoor rings are proposed as are new grandstands, parking facilities, and restrooms. The proposed site plan represents a renewed Fair Ground facility with the potential to offer a wider variety of events throughout the year.*

(b) *All of the land currently owned by the Hampshire, Hampden and Franklin Agricultural Society is being utilized for Fairground purposes. Considering location, supporting and existing infrastructure, land and resource impacts and future opportunities, no other sites were considered for development of a*

*fairground facility. Despite the deteriorated condition of the many structures and on-site utilities, supporting infrastructure is presently available to the site making this location the obvious choice for redevelopment. Redeveloping the many underutilized areas and buildings within the context of the existing site minimizes overall impacts to this and adjacent sites by utilizing existing infrastructure, coordinating plans with future municipal improvements, restoring historical drainage patterns and increases the available flood storage volume.*

*{c) Aside from some general updates, supporting site utilities (sanitary sewer, water, electric) are available to the site and are of sufficient capacity to accommodate the proposed improvements. The majority of storm water drainage from the site currently flows into an undersized municipal drain line via two existing detention ponds which offer limited storage volumes during large storms thereby flooding the site and adjacent sites. The proposed improvements remove the flows entering the municipal drain line entirely and will redirect drainage to the historic drainage swale that abuts the site to the southeast. All existing structurally sound buildings will be preserved and reused under the current proposal. This project is coordinating with City plans to improve adjacent roadways and intersections which will support the redevelopment of this site and are integral to this project. The potential for additional off-site impacts will be reduced as well by providing for additional on-site parking availability, renovating the existing stormwater drainage system to comply with DEP Stormwater Standards & Regulations and increasing the overall flood storage volumes on-site.*