

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
 ■ **MEPA Office**

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	_____.
MEPA Analyst:	_____.
Phone: 617-626-	_____.

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: Greylock Glen Outdoor Recreation and Environmental Education Center		
Street: off West Mountain Road and Gould Road		
Municipality: Adams	Watershed: Hudson River	
Universal Transverse Mercator Coordinates: Northing: 4721004.33821 Easting: 652368.278616 Zone 18N	Latitude: 73°8'30.794"W Longitude: 42°37'35.116"N	
Estimated commencement date: Fall 2011	Estimated completion date: Fall 2025	
Approximate cost: \$40-60 million	Status of project design: 15% complete	
Proponent: Town of Adams		
Street: 8 Park Street		
Municipality: Adams	State: MA	Zip Code: 01220
Proponent: Department of Conservation and Recreation		
Street: 251 Causeway Street, Suite 600		
Municipality: Boston	State: MA	Zip Code: 02114
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Corinne Snowdon		
Firm/Agency: Epsilon Associates, Inc.	Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-897-7100	Fax: 978-897-0099	E-mail: csnowdon@epsilonassociates.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. 5499 and 11083) 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):

The Project involves both a land transfer and financial assistance. On December 11, 2006, the Town of Adams was designated as the provisional developer of the Greylock Glen Outdoor Recreation & Environmental Education Center by the Department of Conservation and Recreation and the Division of Capital Asset Management in accordance with provisions of Chapter 676 of the Acts of 1985. In the designation, the Commonwealth is providing \$3,000,000 to match non-Commonwealth investment on a "dollar for dollar" basis. The Commonwealth is also contributing to infrastructure improvements along Gould Road and Thiel Road. The Commonwealth will negotiate a Master Lease for the entire property for a term of 99 years at a base rent of \$1.00. The Master Lease shall provide that approximately 1,000 acres of the property shall be permanently protected as conservation lands.

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

Yes (Specify _____) No

List Local or Federal Permits and Approvals: The Project will require an Order of Conditions from the Adams Conservation Commission, a Special Permit from the Adams Planning Board, and Site Plan Review.

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 type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input 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 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
Total site acreage	1,063			
New acres of land altered		47.6		
Acres of impervious area	-0-	8.2		
Square feet of new bordering vegetated wetlands alteration		1,028 sf		
Square feet of new other wetland alteration – riverfront area		8.0 acres		
Acres of new non-water dependent use of tidelands or waterways		-0-		
STRUCTURES				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	1,000	188,650	189,650	
Number of housing units	-0-	-0-	-0-	

Maximum height (in feet)	20	40	60
TRANSPORTATION			
Vehicle trips per day	150	2,410 ¹	2,560
Parking spaces	28	913	941
WASTEWATER			
Gallons/day (GPD) of water use	-0-	55,400	55,400
GPD water withdrawal	-0-	50,000 ²	50,000
GPD wastewater generation/ treatment	-0-	50,363	50,363
Length of water/sewer mains (in miles)	5,300 feet	3,700 feet	9,000 feet
	5,600 feet	3,700 feet ³	9,300 feet

¹ Using averaged trips based on number of performances over the length of the performance season.

² Water withdrawal will be for snowmaking; volume is averaged over the four-month skiing season.

³ 1,270 feet of new sewer main will be located outside of the right-of-way of an existing roadway.

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: The site contains mapped Estimated and Priority Habitat.) No

The Greylock Glen Project site has been surveyed for rare species, and survey results have been forwarded to the Natural Heritage and Endangered Species Program for its review. The Project has been designed to avoid impacts to rare species. See Attachment B to this ENF for additional information on rare species.

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 ADA.528, 529, 917 and 918) No

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

Yes (Specify _____) No

An archaeological survey of the project site was conducted for a previously proposed project. The Massachusetts Historical Commission determined that no significant historic or archaeological resources were located within the Project site. See Attachment E for additional information on cultural resources.

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.)

The text below provides a brief description of the Project site and an overview of the proposed Project. It summarizes alternatives to the proposed Project that have been considered, and it identifies potential mitigation measures. A more detailed Project description is found in Attachment A to this ENF.

Project Site

The Greylock Glen Project site is located approximately one mile from downtown Adams in a high valley on the eastern slope of Mount Greylock, bounded on the west by the slopes of Mount Greylock and Ragged Mountain, on the east by low ridges, to the south by an unnamed hill with an elevation of 752 feet, and to the north by a low ridge east of the former Thiel Farm. The Project's location is shown on Figure 1, USGS Locus Map. A mining operation, which fronts on Route 8, abuts the site to the northeast. Residential neighborhoods in Adams adjoin the site to the east along and off of West Road, with some undeveloped parcels interspersed. To the south is municipally owned watershed protection land along Bassett Brook.

As shown on Figure 2, Existing Conditions Plan, the site includes open fields, woodlands, wetlands, and ponds, with the wooded portions generally found on the site's steeper slopes. The site was cut for timber in the 1800s and extensively farmed until the 1970s. The central portion of the site includes remnants of a partially constructed and abandoned resort development. Water and sanitary sewer infrastructure was constructed as part of this previous development and currently serves portions of the site (Gould Road and Thiel Road). Remnants of previous farming activities and the Elco resort development project include an 18 hole golf course, the foundation of a 350-room hotel (known locally as the "rebar forest"), base structures for ski lift facilities, snow making facilities, and storm drainage structures.

Proposed Project

The proposed Project is a recreational and environmental educational facility, to be developed (as shown on Figure 3, Illustrative Site Master Plan) by the Town of Adams (the Town) as the Commonwealth's provisionally designated developer. As part of the Commonwealth's matching fund obligation, the Department of Conservation and Recreation (DCR) will be designing the Project's multi-use trails system in line with the Town's master plan. Greylock Glen is a 1,063 acre site located on Mount Greylock's eastern slope, providing a geographical link between downtown Adams and Mount Greylock State Reservation. In 1989, the property was purchased by the Commonwealth of Massachusetts in accordance with Chapter 676 of the Acts of 1985, a legislative action calling for development and lease of the parcel to support recreational use and stimulate economic development.

Of the 1,063 acres, approximately 1,000 will be permanently protected. The Project is composed of two other major components: the development area and the trail system, described below.

As shown on Figure 4, Development Area Enlargement Plan, the Project includes an approximately 100,000 square-foot 170-room lodge and conference center with a 2,000 square foot fitness center, a 2,500-seat amphitheater, an approximately 11,000 square foot environmental education center, a

6,000 square foot maintenance building, a campground with approximately 140 sites, and supporting infrastructure and amenities.

The Project also includes improvements to the on-site trail network to accommodate a wide range of users such as hikers, equestrians, cross-country skiers, and snowmobilers. There are approximately 32 miles of existing trails, 15 miles of which will be abandoned and replaced with new trails built to accommodate currently planned uses, for a net gain in trails of approximately two-tenths of a mile. Figure 5, Trail System Plan, shows the proposed trail network.

Alternatives

For over 50 years, a variety of public-private projects have been proposed to create a tourist facility on or near this parcel, including the tramway ski resort, Saddleback Mountain ski resort, the Theil Farm day-use and camping facility, the Elco golf-ski resort, Heritage Greylock, and most recently the Greylock Center.

The currently proposed Project is fundamentally different than prior proposals. The golf course, housing, and large scale commercial development have been removed from the proposed building program. The site selected for development has been shifted to a location that is easier to develop due to its previous land disturbance, and it is accessible to water and sewer infrastructure developed by Elco Resort. In addition, several alternatives to the current Project have been evaluated. The alternative selected has a smaller footprint than either previous development plans or recent alternatives and, as outlined below, has been designed to have fewer environmental impacts.

- ◆ The plan clusters the major development on previously developed land along Gould and Thiel roads, minimizing both land alteration and the number of vehicle trips.
- ◆ The current plan as originally conceived would have altered well over 50 acres of the site. Changes made to the campground and trails have had the effect of reducing land alteration to less than 50 acres.
- ◆ The reductions in land alteration complement design changes that reduce the Project's impervious area. Originally, amphitheater parking and campground drives were proposed to be paved, but in the current plan, parking will occur on stabilized lawn, and porous pavement will be used at the lodge and environmental education center and for campground drives.

The currently proposed Project has a strong public focus and orientation, appropriate to its public ownership and location at the base of the Commonwealth's flagship state park.

The no-build alternative is not consistent with the intent of Chapter 676 of the Acts of 1985, as it would not provide economic benefit.

Mitigation

Mitigation commitments will be implemented by the Town of Adams and DCR, with each taking responsibility for mitigating impacts related to its own activities. Mitigation measures will be incorporated into Project design, construction, and operation and are expected to include the following:

In design, a significant portion of the Project site will be made permanently protected conservation land, to be managed in accordance with DCR's Amended Master Plan. Trails will be designed to minimize wetland impacts at stream crossings. The Project's stormwater management system will meet the requirements of MassDEP's regulations. Rare species surveys have provided information that

will allow development to occur only in areas where it will not impact rare species or rare species habitats. The number of on-site parking spaces has been kept low to minimize the Project's development footprint and traffic impacts; the Project will rely instead on existing parking lots in the Town of Adams and a shuttle system to minimize traffic impacts. The Project's major buildings will be designed to be LEED certifiable and are expected to be LEED certified.

During construction, mitigation measures will be implemented to avoid or minimize potential impacts to wetland resource areas and rare species, including minimizing land disturbance, erosion, and sedimentation and preparing and implementing an invasive species management plan.

During operation, open space will be maintained in accordance with DCR's Amended Master Plan. The stormwater management system will be maintained as directed in the Project's Stormwater Pollution Prevention Plan. Conservation practices will be implemented to assist with the ongoing success of rare species on site, including management of invasive species. A Traffic Demand Management Plan will minimize vehicle trips associated with the Project. Installation of low-flow fixtures and drought-resistant plant materials will minimize water use and wastewater generation. The use of energy-efficient fixtures and equipment will conserve energy.

See Attachment A, Project Narrative, for a more detailed Project Description.