

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF Environmental
Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13440
 MEPA Analyst: NICK ZAVALAS
 Phone: 617-626-1030

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: Proposed Commercial Center, Westfield, MA		
Street: 282 East Main Street		
Municipality: Westfield	Watershed: Westfield River	
Universal Transverse Mercator Coordinates: E 687,859.87 N 4,664,772.16	Latitude: 42.11448 Longitude: -72.72769	
Estimated commencement date: Spring '05	Estimated completion date: Fall '05	
Approximate cost: ~\$2,200,000	Status of project design: 100%complete	
Proponent: The Colvest Group, Ltd.		
Street: 360 Bloomfield Avenue, Suite 208		
Municipality: Windsor	State: CT	Zip Code: 06095
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Raymond Levesque, CEP		
Firm/Agency: R. Levesque Associates, LLC	Street: 64 Blueberry Ridge	
Municipality: Westfield	State: MA	Zip Code: 01085
Phone: (413) 568-0985	Fax: (413) 568-0986	E-mail: ray@rlevesqueassociates.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))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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: Order of Conditions; Pl. Bd. Site Plan Approval

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):
 Land Rare Species Wetlands, Waterways, & Tidelands

- Water
- Energy
- ACEC

- Wastewater
- Air
- Regulations

- 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 checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> NPDES Stormwater Permit
Total site acreage	1.36 ac.			
New acres of land altered		0		
Acres of impervious area	1.20 ac.	-0.17	1.03	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		59,242 BLSF		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	14,830	-3230	11,600	
Number of housing units	0	0	0	
Maximum height (in feet)	24' 8" ±	-4' 8" ±	20'±	
TRANSPORTATION				
Vehicle trips per day	504	-75	429	
Parking spaces	121	-56	65	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2178	-5.0	2173	
GPD water withdrawal	-	-	-	
GPD wastewater generation/ treatment	1980	-5	1975	
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 _____) No (letter sent to MHC)

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 (Hinsdale Flats ACEC) 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) Project Site –

The project site consists of 1.36 acres of developed land on Route 20 (East Main Street) in Westfield, MA. The site falls within Westfield's primary commercial development corridor. Figure 1, the locus map for the subject project, provides a USGS map, (West Springfield Quadrangle) of the subject parcel. It can be seen that the overall topography of the area is gently sloping northeasterly toward the Westfield River. Locally, at the subject site, topography lies at an elevation of approximately 125 to 128 feet AMSL. The flood elevation in this area has been calculated to be 133.3 AMSL on the NGVD29 datum. The project site contains entirely Urban land (Ub) soils. All of the adjacent soils are Hadley soils (Hb); thus, it is fair to assume that the site soils were derived by development of the original Hadley soil which is deep and moderately to well drained. The subject site is almost entirely paved with little or no vegetation other than grass in the tree-belt island areas.

The current proposal is for the redevelopment of an existing automotive dealership into a commercial center with an automotive parts store, a bank and a coffee shop. This will necessitate the demolition of the existing building (14,830 sf) and the construction of two new buildings (total 11,600 sf) over the approximate footprint of the old building. Thus, there will be an overall reduction of 3230 square feet of building footprint on the site.

(B) On and Off-Site Alternatives –

The alternatives considered for this project development were shaped by the needs of potential tenants including; zoning requirements, availability of utilities, access by the public, financial considerations and other factors. The potential tenants of The Colvest Group, Ltd had targeted the East Main Street area of Westfield for their stores. Thus, Colvest looked at their alternatives within the constraints of the tenant requirements. Other sites in the target area were investigated over a two-year period in the hopes of finding the right combination of characteristics that would make the development viable. The other sites investigated did not have the right combination of factors to make them viable as a commercial center. They all lacked one or more of the following factors.

- Appropriate zoning

- Necessary utilities
- On a signalized intersection
- Convenient public access
- Adequate developable space
- Reasonable environmental constraints
- Financially available

The chosen site did possess the right combination of the above factors to make it a viable site for the proposed commercial development.

On the chosen site the developer looked at the various ways to provide the tenant requirements while complying with local, state and federal rules and regulations. Building size and number were evaluated and ultimately it was decided to reduce the overall square footage from what currently exists on site by 3,230 square feet. Also, parking was reduced from 121 spaces to 65 spaces and the curb cuts onto the state highway were reduced from two to one.

(C) Mitigation Measures –

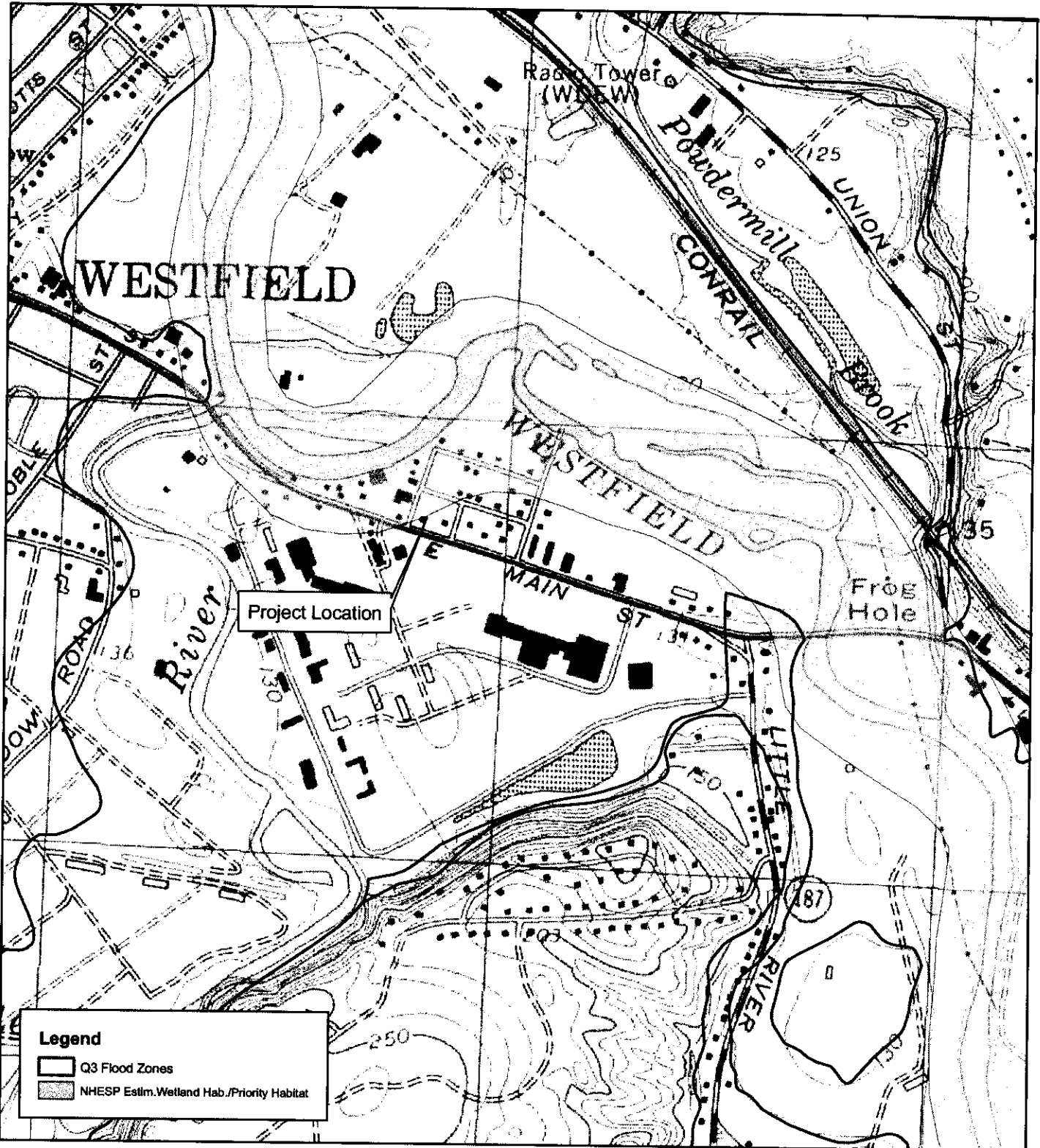
A Wetlands Delineation Report was not completed by R LEVESQUE ASSOCIATES, LLC (RLA) due to the highly developed nature of the site. The only resource area present is Bordering Land Subject to Flooding (BLSF) as the site lies in the 100-year floodplain of the Westfield River.

A National Flood Insurance Firm map for the City of Westfield, Community Panel 250153 0020B, effective date May 1, 1978, illustrates that the 100-year flood elevation in the area is 133.3 (interpolated from cross sections). Figure 1 of this ENF depicts the site in relation to the Westfield River.

Work in the floodplain has been kept to the minimum required to redevelop the site into an updated retail/commercial center. Every effort has been made to match the existing and proposed grades of the new building finish floors as well as the final grades on the drives and parking areas. Most often the difference in elevation for the proposed site is lower than that of the existing site condition. This has been achieved while still creating a site that meets all applicable standards for zoning, slopes and drainage. Thus, impacts to the flood storage capacity of the floodplain are minimal due to the design of the new elevations on the parcel. The displacement of floodwaters due to this redevelopment will be less than exists on site now because the combined footprint of the two new buildings [11,600 sf] is 3,230 square feet less than the existing building [14,830 sf].

All electrical and mechanical fixtures as well as contents of both buildings will be protected because both buildings will be flood proofed and will be able to withstand the hydrostatic and hydrodynamic forces of the water in a potential flood. This means that in the event of a flood, the public and private damage and financial loss will be greatly reduced over current conditions.

In addition, the developer is required to bring the site up to current DEP Stormwater Management Policy redevelopment standards. This means that the TSS load to the storm drainage system and ultimately the Westfield River will be significantly reduced which also reduces the load of associated pollutants, such as metals, nutrients, hydrocarbons and others entering the River.



Source: Mass GIS - USGS West Springfield Quadrangle

**Figure 1
Locus Map**

Proposed Redevelopment of Former Automotive Dealership
282 East Main Street
Westfield, MA

www.gotwetlands.com



R Levesque Associates, LLC
64 Blueberry Ridge
Westfield, MA 01085



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