

# ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>14410</u>
MEPA Analyst:	<u>Bill Gagne</u>
Phone:	617-626- <u>1023</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: Balise Honda Dealership	
Street: 400 Riverdale Street	
Municipality: West Springfield	Watershed: Connecticut River
Universal Tranverse Mercator Coordinates: Zone 18 N4665541 E696196	Latitude: 42d7'3"N Longitude: 72d37'35"
Estimated commencement date: 06.01.09	Estimated completion date: 01.01.10
Approximate cost: \$ 4,000,000	Status of project design: 85 %complete
Proponent: YGP, LLC	
Street: 1102 Riverdale Street	
Municipality: West Springfield	State: MA Zip Code: 01089
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kimberly Masiuk, P.E.	
Firm/Agency: Associated Builders, Inc.	Street: 4 Industrial Drive
Municipality: South Hadley	State: MA Zip Code: 01075
Phone: 413.536.0021	Fax: 413.536.0908 E-mail: kmm@abuilders.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: Town of West Springfield: Zone Change, ANR, Site Plan Approval, Order of Conditions, Street Occupancy, Water Service Connection, Sewer Connection, Demolition Permit, Renovation Permit, Building Permit, Sign Permit, Gas Tank Registration. US Environmental Protection Agency: NPDES NOI for Coverage under the General Permit for Stormwater Discharges from Construction Activity.

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 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
<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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  DEP BRP Drinking Water Program Approval on Registration of Discharges to Underground injection wells for subsurface infiltration of stormwater.
Total site acreage	8.99 ac			
New acres of land altered		8.99 ac		
Acres of impervious area	3.52 ac	2.95 ac	6.47 ac	
Square feet of new bordering vegetated wetlands alteration		0		
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	46,775	- 7,569	39,206	
Number of housing units	15	Raze 15	0	
Maximum height (in feet)	19'	+5'	24'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	1365	35	1400	
Parking spaces	191	443	634	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	6642	-58	6584	
GPD water withdrawal	n/a	n/a	n/a	
GPD wastewater generation/treatment	5978	-53	5925	
Length of water/sewer mains (in miles)	n/a	n/a	n/a	

**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

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.*)

a) The 8.99 acre site is located on 400 Riverdale Street on the west side of Route 5, and is bounded by Larone Avenue on the north, Elm Street on the west, Eldridge Street on the south and Riverdale Street on the east. The site is currently developed with mixed uses, both business and residential, and contains (15) rental homes, (1) 5,130 sf equipment storage facility, (1) 19,351 sf, recently closed, retail apparel store. There is associated paved parking, driveways, garages and sheds throughout the site with grassed areas and a small portion of scrub brush and woods. A zone change was received in April of 2009 to unify zoning for the site, converting the mixed Residential and Business Districts to entirely Business. The site topography is such that from the surrounding streets, the grade rises slightly to the perimeter houses and then dips down to create a bowl approximately 9' below the street elevation. A small portion of the project lies within the Riverfront Area of Darby Brook. This area is in the southern part of the site and contains (6) residences and a portion of the existing retail facility and its associated parking. There is currently no stormwater management system on the site. Runoff from the perimeter flows onto adjacent roadways and the remainder collects in the depression and discharges through a culvert into the drainage system in Route 5. The proposal for the new automobile dealership includes demolition of the existing residences, the industrial facility and a portion of the existing retail facility. A 21,786sf building addition for the service area is proposed off the west side of the existing retail facility and the remainder of the building will be renovated to provide the sales, showroom and offices for a total 39,206sf new automobile dealership.

b) Balise Honda is at capacity in there existing facility located on 1371 Riverdale Street. The intent for the proposed project is to provide a new site that will meet their needs. Several alternatives were considered for the project. 1) No Build - If the project was not constructed, it would not meet the project intent and would prevent the potential growth of three existing businesses. 2) Expand the existing facility - There is not enough available land for additional parking and floor space at the existing site. 3) Limit the proposed project to utilize only the retail store property and parking - The site would not be large enough to allow a building addition and parking spaces that meet the manufacturers requirements for new facilities. 4) The proposed project as described above - This meets the needs for the dealership and requirements of the manufacturer and will provide significant enhancements.

c) The proposed project has several mitigation measures incorporated to enhance this area. It will transform a currently vacant retail store and several rental homes in disrepair into an aesthetically appealing, prosperous facility. It will provide an on-site stormwater management facility that will treat, retain and infiltrate stormwater runoff. The existing stormwater discharge under Route 5 will be eliminated and the existing discharge to the municipal system in Eldridge Street will be treated prior to discharge. The project has been designed to be as minimally invasive as possible. Grading will follow the existing topography and the natural low point will serve as an infiltration basin. The existing retail facility has been incorporated into the project for reuse. Traffic improvements include closing numerous curb cuts for existing driveways and dead ending Eldridge Avenue and Scheaffer Way, a paper street. This will reduce traffic onto Elm Street in locations which are frequently the cause of accidents due to limited site distance. New sidewalks will also be provided along Elm Street and the sidewalk on the south side of Larone Avenue will be extended to connect to the Elm Street sidewalks. A 3' high earthen berm with landscaping and a decorative wrought iron fence will be provided around the project perimeter on Larone Avenue, Elm Street and Eldridge Avenue to screen the project from adjacent residential areas. The project will also distance impervious surfaces from the Riverfront area and provide a continuous green space closer to the stream. Cumulatively, these mitigation measures will provide significant enhancements to this area and they will allow for the expansion of an existing, locally owned business that will help create jobs and tax revenue for the Town.