

ENF Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	13540
MEPA Analyst:	B. Angus
Phone: 617-626-	1029

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: Lenox Gateway		
Street: #55 Pittsfield Rd. (Route 7)		
Municipality: Lenox	Watershed: Housatonic	
Universal Transverse Mercator Coordinates: 1806 41 677E 46 92 958N		Latitude: 42°22'40.53" Longitude: 73°16'44.88"W
Estimated commencement date: July 2005		Estimated completion date: 2011
Approximate cost: \$6,000,000		Status of project design: 50 %complete
Proponent: Lenox Gateway LLC		
Street: 292 Main St.		
Municipality: Great Barrington	State: MA	Zip Code: 01230
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert G. Fournier		
Firm/Agency: SK Design Group, Inc.		Street: 2 Federico Dr.
Municipality: Pittsfield	State: MA	Zip Code: 01201
Phone: 413-443-3537	Fax: 413-445-5376	E-mail: rfournier@sk-designgroup.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. **8079**) 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 301 CMR 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):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Special Permit; Order of Conditions; N.P.D.E.S. Construction General Permit; Sewer Connection Permit (possible); Curb Cut 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 checked="" 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 checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	64.00			
New acres of land altered		5.75		
Acres of impervious area	6.80	4.00	10.80	
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		
STRUCTURES				
Gross square footage	81,300	63,500±	144,800±	
Number of housing units	0	51	51	
Maximum height (in feet)	20±	15	35±	
TRANSPORTATION				
Vehicle trips per day	3078	5476	8554	
Parking spaces	334	150±	484±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	24,000±	30,000±	54,000±	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	15,900	20,000	35,900	
Length of water/sewer mains (in miles)	0.26	0.25	0.51	

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 **PH 559; EH 164**)

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) General Project Description:

The Project site encompasses 64.0 acres on the west side of Rt.7, approx. 1500 ft. south of W. Dugway Rd. in Lenox. The property is bounded by Rt. to the east; Woosley Rd. to the north (an abandoned Town road); Kennedy Park to the west; and mixed-use properties to the south (see Figure 1- USGS Locus Map). The site was substantially developed as Planned Unit Commercial Development (retail complex) in the early 1980's. The property also contains an abandoned 250-seat restaurant (formerly known as The Lenox House). Much of the complex became unoccupied in the early to mid 1990's, likely as a result of competing retail developments in the area. The property has recently been resurrected, thanks to the current Proponent.

The site contains significant areas of Wetland Resources, all of which have been identified and submitted to the Lenox Conservation Commission as part of a Notice of Intent for the current development proposal (see Appendix D -Copy of Notice of Intent for Phase 1). The property contains Priority Habitat and Estimated Habitat areas, as identified by the M.N.H.E.S.P. (see Appendix D and E). The un-developed portions of the property are primarily wooded, with the exception of a 2 or 3-acre meadow located immediately north of the existing buildings. The topography varies greatly across the site from 2% to 25% and greater.

This property was the subject of a full Environmental Impact Report for a similar expansion project proposed in the early 1990's by a previous Proponent (see Appendix A - Copy of Secretaries' decision on the previous F.E.I.R. and Appendix H - 24"x36" plan of previously proposed project). That Project was to include an 85,000 S.F. expansion of the existing 82,000 S.F. development. That Project was never fully permitted (on a local level) and was not constructed. At that time, the focus of the impacts was on traffic. Subsequently, the adjoining roadway (Rt. 7) has been fully re-constructed, including a new signalized intersection at the property. It should be noted that the previous Project underwent a complete section 61 Finding and related Curb Cut Permit approval process. In that respect, the property is poised for additional development, subject to review by MassHighway.

This project, as proposed, will consist of the addition of retail space and renovation of the existing commercial buildings, along with the addition of 39 Townhouse style condominiums and 12 live/work apartments. The apartments will be located above the existing retail buildings (following renovation). In total, approx. 52,000 S.F. of new retail space is envisioned. At full build-out, the Project will include approx. 134,000 S.F. of mixed retail and commercial use.

(b) Alternatives (see Attachment #1)

(c) Mitigating measures (see Attachment #1)