

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

**ENF Environmental**  
**Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13634</u>
MEPA Analyst:	<u>Beiony Angus</u>
Phone:	<u>617-626-1029</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: William Stanley Business Park of the Berkshires: Site Development		
Street: 81 Kellogg Street		
Municipality: Pittsfield, MA 01201	Watershed: Housatonic	
Universal Transverse Mercator Coordinates: S.W. Point: 644790 m.E., 4701318 m.N. N.E. Point: 645598 m.E., 470198 m.N.	Latitude: 42°27'2.37"N - 42°27'22.25"N Longitude: 73°14'20.98"W - 73°13'45.64" W	
Estimated commencement date: 2006	Estimated completion date: 2016	
Approximate cost: \$40,100,000 - \$54,300,000	Status of project design:	%complete
Proponent: Pittsfield Economic Development Authority (PEDA)		
Street: 100 Woodlawn Avenue		
Municipality: Pittsfield	State: MA	Zip Code: 01201
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Thomas Hickey		
Firm/Agency: PEDA	Street: 100 Woodlawn Avenue	
Municipality: Pittsfield	State: MA	Zip Code: 01201
Phone: (413) 494-7332	Fax: (413) 494-2741	E-mail: thickey@peda.cc

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: No.  
 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): Massachusetts D.E.P. State Revolving Fund (\$5.5 million), 26 Acres

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

List Local or Federal Permits and Approvals: Section 404 Wetlands Alteration Permit (33 USC

1344 USC 410, 403<sup>1</sup>, Army Corps of Engineers (Federal); NPDES Construction (40 CFR Part 122 and Construction Permit 68), EPA (Federal); MHD Curb Cut Permit; Notice of Intent (Wetlands Protection Act, MGL c.131), Pittsfield Conservation Commission (Local); Building Permit (780 CMR 1.00), ISD (Local); Sewer Connection Permit (Pittsfield Subdivision Standards, Section 6.106), Pittsfield DPW (Local); Permit to Dig Up Public Ways (Pittsfield Zoning Ordinance Article 23-4.302), Pittsfield DPW (Local); Temporary Construction Site Dewatering Permit (Pittsfield Subdivision Standards), Pittsfield DPW (Local); Water and Electrical Connection (Pittsfield Subdivision Standards, Section 6.106), Pittsfield DPW (Local).

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 type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Access Permit for Driveways & Curb Cuts (MGL 81, 2 MHD SPOS), MHD Consent Decree, Appendix L, DEP Compliance with MCP (MGL c.21e), DEP Digsafe System Notification (220 CMR 99.00), Digsafe System
Total site acreage	26 Acres			
New acres of land altered		26 Acres		
Acres of impervious area	22 Acres	-17 Acres	15 Acres	
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	0 sf <sup>2</sup>	225,000 sf	225,000 sf	
Number of housing units	0	0	0	
Maximum height (in feet)	60	0	60	
<b>TRANSPORTATION</b>				
Vehicle trips per day	Approx 1,000 (Historical # is 6,500)	2,560	3,560	

<sup>1</sup> Potential need, depending on final construction figuration.

<sup>2</sup> This project began in 2002. Building demolition is currently underway.

Parking spaces	875	-358	517	Compliance with Architectural Access for Handicap (521 CMR 2.00-3.00), Architectural Access Board
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	250,000 (estimated)	-180,000 gpd	70,000 gpd	
GPD water withdrawal				
GPD wastewater generation/treatment	200,000 gpd (estimated)	130,000 gpd	70,000 gpd	
Length of water/sewer mains (in miles)	A) 0.029 mi. B) 0.080 mi. C) 0.041 mi. <sup>3</sup>	A) 0 mi. B) 0 mi. C) 0 mi.	A) 0.029 mi. B) 0.080 mi. C) 0.041 mi.	

**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) Project Site Description**

The project site is located immediately to the east of Pittsfield's central business district, in the Morningside section of town, a relatively economically depressed section of the City. It is bounded on the north by Tyler Street; to the south by East Street, to the west by Silver Lake Boulevard and; on the east roughly by Dartmouth Street. It is bifurcated in the North-South direction by a commercial rail line and in the East-West direction by Woodlawn Ave.

The site makes up part of the former Stanley Electric Company and, later, General Electric (GE) transformer manufacturing complex. It has served as a major center for the manufacture of electrical equipment from 1900 until its closing in 1986. Due to GE's use of carcinogenic poly-

<sup>3</sup> The category A refers to potable water mains, which are separate from B, fire protection mains. C refers to sewer mains.

chlorinated biphenyls (PCBs) from the 1930s to the 1970s, the nearby Housatonic River was found to be contaminated from GE discharge pipes. Under the terms of a Consent Decree, the USEPA, DEP and GE are addressing the contamination at the plant site and three Housatonic River reaches and are currently implementing a threefold strategy of *remediation, restoration, and redevelopment*, the latter in cooperation with the City of Pittsfield and PEDDA. PEDDA has demolished the existing buildings to facilitate the site's redevelopment as a business park.

The objective of this MEPA submission relates to PEDDA's plans, as articulated in its 2004 master plan to redevelop the site for up 700,000 square feet of commercial use—offices, light and heavy manufacturing. Redevelopment of this brownfield site was conceived of by GE, the City of Pittsfield, state and federal agencies, as a means of providing the City of Pittsfield with opportunity to redevelop the job base that was lost with GE's 1986 departure from this site. Alternative uses for the site have only be considered with the context of type of commercial activity. Current market conditions and limited road access between the site and major highways make it unlikely to attract heavy manufacturing, though that type of employment is attractive to the City and region. Office uses to be constructed at this site will be of a quality not otherwise available in downtown Pittsfield, thus avoiding a phenomenon of competing within the City limits for office jobs.

The site has been designed to rely on East Street as its prime road access in order to maximize opportunity for reliance on public transportation and use the arterial route rather than neighborhood streets to the west and north of the site. Traffic impacts of the redeveloped site will be less than its previous use as its current development plan is approximately half of the previous square footage with parking supplied on site rather than the previous practice of using on and off-site lots and neighborhood streets for parking.

Provision of utilities will be through pre-existing systems, both municipal and private. Water use, wastewater and stormwater will have less impact than for the predecessor development. To the maximum extent practical, stormwater will be conveyed to on-site BMPs, thus minimizing the amount and quality of stormwater leaving the site.

#### **b) On-Site and Off-Site Alternatives**

No other sites were considered for commercial redevelopment. This is a brownfield site with rail access and a location that is on a state road and convenient to downtown Pittsfield. It is zoned for industry and abuts industry to its east. The identified use is ideal for this location.

The project did consider a design which would not need a MHD curb cut, but this would limit options for building locations and total developable square footage, (which are already severely restricted by EREs). Also, PEDDA could pay for stormwater infrastructure with PEDDA funds, but that would deplete available funds necessary for construction and tenant incentives.

#### **c) Potential On-Site and Off-Site Mitigation Measures**

The proposed relocation of the existing curb cut will not impact road safety, therefore off-site mitigation relating to this permit is not contemplated.

EPA is undertaking clean-up of the Housatonic River which is near to the project site, to its south. Between the River and the project site, EPA is in the process of removing buildings and remediating contaminated land for future use as open lawns and a recreation field. The site will not impact these lands as it will rely on municipal sewer systems and a modernized, improved stormwater management system as will be proposed in the site's NPDES permit.

### **LAND SECTION – all proponents must fill out this section**

#### **I. Thresholds / Permits**

- A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))  
 Yes  No; if yes, specify each threshold:

#### **II. Impacts and Permits**