

**ENF**

**Environmental  
Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	13651
MEPA Analyst:	BRIDY 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: Westpark		
Street: Routes 10 & 202 at Massachusetts Turnpike Interchange No. 3		
Municipality: Westfield	Watershed: Westfield	
Universal Transverse Mercator Coordinates: Zone 18, 4667851 N 687438 E (NAD27)	Latitude: 42° 08' 32" N (NAD27)	Longitude: 72° 43' 54" W (NAD27)
Estimated commencement date: Summer 2006	Estimated completion date: Summer 2008	
Approximate cost: \$12 million	Status of project design: 10% complete	
Proponent: Pride Limited Partnership		
Street: 246 Cottage Street		
Municipality: Springfield	State: MA	Zip Code: 01104
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Justin Fay		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: jfay@vhb.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. 8680)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. 8680)  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): The project site is owned by the Massachusetts Turnpike Authority (MTA). The MTA is leasing the land to a business affiliate of the Proponent. The Project is not anticipated to involve any financial assistance from a state agency.

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

List Local or Federal Permits and Approvals: City of Westfield: Special Permit and Site Plan Approval from Planning Board. Federal: NPDES General Permit for Construction Activities from U.S. EPA.

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
<b>LAND</b>				<input 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify  Massachusetts Turnpike Authority review/approval
Total site acreage	±14.30 acres			
New acres of land altered		±5.52 acres		
Acres of impervious area	±1.69 acres	±6.31 acres	±8.00 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	±4,380 SF	±63,300 SF	±67,680 SF	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	±20 ft	±40 ft	±60 ft	
<b>TRANSPORTATION</b>				
Vehicle trips per day	±557	±4,840	±5,397	
Parking spaces	Cars: ±65	Cars: ±243 Trucks: ±36	Cars: ±308 Trucks: ±36	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	±5,390 GPD	±21,410 GPD	±26,800 GPD	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/treatment	±4,900 GPD	±19,464 GPD	±24,364 GPD	
Length of water/sewer mains (in miles)	Water: ±100 ft. Sewer: ±100 ft.	Water: ±0.23 mile Sewer: ±0.23 mile	Water: ±0.23 mile Sewer: ±0.23 mile	

**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.*)

Pride Limited Partnership (the "Proponent") proposes to construct Westpark (the "Project"), a mixed used commercial development with approximately 63,300 gross square feet (SF) of building area, on a 14.3-acre site on the east side of Southampton Road (Routes 10/202) near the Massachusetts Turnpike Interchange 3 in Westfield, Massachusetts. The project site is south of the Massachusetts Turnpike (I-90) and north/west of Westfield Industrial Park Road. Figure 1 shows the site location.

The owner of the project site is the Massachusetts Turnpike Authority (MTA). The MTA obtained and held the land for the purpose of laying out, constructing, and operating the Massachusetts Turnpike but later determined that the premises were no longer required for these purposes. In 1985, the MTA executed a 99-year lease of the project site to Masspark Associates. The 14.3-acre site encompasses five individual lots (numbered as Lots 2, 3, 4, 5 and 6). The MTA lease describes the site as Parcel 1 (encompassing Lots 2-5) and Parcel 2 (Lot 6), and also includes the right to use the land between Lots 5 and 6 for a public street. According to the lease, the site was initially intended to be developed for office, research and development, and light manufacturing buildings with accessory uses. The lease notes, however, that the site may be used for any other lawful commercial purpose to which the MTA consents in writing. The Proponent, a business affiliate of the lessee Masspark Associates, must obtain MTA review and approval of all development proposed on this site. The lease stipulates that the site will be developed, maintained, and controlled in such a manner that there will be no interference with the Turnpike and traffic. The lease indicates that development may not commence until the MTA has made findings pursuant to Section 61 of the MEPA statute (MGL Ch. 30) that all feasible measures have been taken to avoid or minimize damage to the environment. The MTA agrees to make its Section 61 findings as soon as practicable following the Secretary of Environmental Affairs' final determinations on the development of any parcel on the site and as soon as permitted by MEPA.

Figure 2 depicts existing site conditions. Parcel 1 (Lots 2-5) is the area located north of Friendly's Way and Parcel 2 (Lot 6) is located south of Friendly's Way. Presently, there is an existing Friendly's restaurant (4,380 SF) in the extreme southwest corner of Parcel 1 and there are unimproved dirt/gravel areas used for truck parking on the rest of the southerly half of Parcel 1. The northerly portion of Parcel 1 is undeveloped and contains woodland and other vegetative cover. Parcel 2 has been previously altered in association with roadway construction and contains a mixture of scrub vegetation, gravel, and bare soil cover. Parcel 2 is known as the "Jug Handle Parcel" because it is the island of land surrounded by the jug handle roadway that accommodates northbound Route 10/202 traffic that is destined for the Turnpike Interchange 3 Entrance Roadway.

(continued on next

page)

**Project Description (continued)**  
**Environmental Notification Form**  
**Westpark – Westfield, Massachusetts**

The Project involves construction of multiple commercial uses with a total of approximately 63,300 gross square feet (SF) of building area. The currently anticipated development program includes:

- A fast-food restaurant (approximately 3,000 SF) with a drive-thru window;
- A sit-down restaurant (approximately 7,000 SF);
- An 80-room hotel (approximately 49,300 SF);
- A gasoline/diesel fueling station (16 fueling positions: 12-gasoline and 4-diesel) with a 4,000 SF convenience store/sandwich shop;
- A truck parking lot with approximately 36 truck parking spaces and ancillary restroom facilities;
- A commuter parking lot with approximately 26 parking spaces; and
- Installation of ancillary stormwater management facilities, site utilities, and landscaping.

The inclusion of a paved parking lot for off-street truck parking is a significant beneficial element of the Project that is intended to help alleviate the existing problem of truck parking along local streets in Westfield.

In the early 1990s, a development program similar to the above was proposed for Westpark on this site. That earlier incarnation of the Project underwent a full MEPA review culminating in issuance of a Certificate of Adequacy on its Final Environmental Impact Report on July 1, 1992. However, the Project was never constructed. Now, 13 years hence, the Proponent is proposing a similar mixed commercial use program on the site. Consultations with the MEPA Office indicated that it is appropriate to submit a new ENF to initiate a new MEPA review of the currently proposed Project.

Figure 3 presents the current Proposed Conditions Concept Plan for the site. The current plan sites all proposed uses on Parcel 1 but does not include any development on Parcel 2 (Jug Handle Parcel). However, if approved by the City of Westfield, the Project may include an additional small retail component and, if so, that retail component would likely be added to Parcel 1 while the sit-down restaurant currently shown on Parcel 1 would be relocated to the Jug Handle Parcel. Any new use on the Jug Handle Parcel would of necessity have low peak hour traffic generation characteristics and the site design would have to ensure there is no interference with traffic movements on the adjacent public roadways.

In addition to the alternative office, R&D, and light industrial uses originally envisioned for the site and the prior 1990s commercial development that was proposed for Westpark, the Proponent has considered a number of optional site plan/building layout configurations for the Project. The Proponent will continue to consult with state and local officials in developing the final program and site design for the Project. It is anticipated that the Project's Environmental Impact Report (EIR) will describe and assess several alternatives.

The Massachusetts Highway Department (MassHighway) is planning implementation of a Transportation Improvement Plan (TIP) with a number of potential improvements to the roadways in the site vicinity. The Traffic Impact and Access Study (TIAS) prepared for the Project appears as Attachment 2 of this ENF and includes a summary of the currently anticipated elements of the TIP. Based on the TIAS traffic analysis results, the TIAS also includes additional recommended roadway improvements and mitigation to address anticipated traffic congestion issues at three key intersections near the project site. The TIAS recommendations (summarized in the Transportation Section on page 12 of this ENF) are offered for the review of state and local agencies as input to further assist in defining the improvements that might be included in the MassHighway TIP. The Proponent is committed to working with MassHighway, MTA, and City of Westfield officials as well as other affected parties to help define and implement appropriate transportation improvements.