

**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.: 13139  
 MEPA Analyst: Nick ZAVOLAS  
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: <u>Lowe's Flatbed Distribution Facility</u>		
Street: <u>Servistar Industrial Way</u>		
Municipality: <u>Westfield</u>	Watershed: <u>Westfield</u>	
Universal Transverse Mercator Coordinates: <u>0686727.63 m Easting 4669350.90 m Northing Zone: 18</u>	Latitude: <u>42.153992 N</u>	Longitude: <u>-72.740022 W</u>
Estimated commencement date: <u>June 2004</u>	Estimated completion date: <u>May 2005</u>	
Approximate cost: <u>\$20 Million</u>	Status of project design: <u>In process (~10%)</u>	
Proponent: <u>Lowe's Home Centers, Inc.</u>		
Street: <u>P.O. Box 1111</u>		
Municipality: <u>North Wilkesboro</u>	State: <u>NC</u>	Zip Code: <u>28656</u>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <u>Laura Rome</u>		
Firm/Agency: <u>Epsilon Associates, Inc.</u>	Street: <u>150 Main Street</u>	
Municipality: <u>Maynard</u>	State: <u>MA</u>	Zip Code: <u>01754</u>
Phone: <u>978-897-7100</u>	Fax: <u>978-897-0099</u>	E-mail: <u>lrome@epsilonassociates.com</u>

- 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. 12814)  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):

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

List Local or Federal Permits and Approvals:  
 NPDES Construction Stormwater Discharge Permit ; Planning Board Site Plan Review and Special Permit; Building Permit; Sewer Tie-In Permit; Road Opening Permit; City Council Outside Storage Permit.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater              | <input 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 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>  <b>Conservation Permit</b>  <i>*Note: No applicable land use codes for this facility were found in the Institute of Traffic Engineering handbook. Data from similar Lowe's facility was used to estimate these numbers.</i>
Total site acreage	93.7			
New acres of land altered		56		
Acres of impervious area		38		
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		161,029		
Number of housing units		0		
Maximum height (in feet)		30		
<b>TRANSPORTATION</b>				
Vehicle trips per day*		139 – Trucks 50 – Cars		
Parking spaces		174 – Trucks 82 – Cars		
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use		1400		
GPD water withdrawal		0		
GPD wastewater generation/ treatment		1275		
Length of water/sewer mains (in miles)		< 0.5 miles		

**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 (Estimated Habitat)     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? (See Appendix B for correspondence)

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** -The project site consists of approximately 93.7 acres of undeveloped land in an industrial park north of the Exit 3 interchange of the Massachusetts Turnpike in Westfield. The proposed project involves the construction of a distribution center for consumer goods, related parking and delivery areas, and a railroad spur. This facility will warehouse consumer goods before their shipment to various stores. The design of the facility will incorporate numerous modern features to minimize environmental impacts as described further in this ENF. The site will be served by public water and sewer, has limited wetlands, and will have sufficient transportation access for trucks. The development will alter approximately 56 acres.

Approximately 38 acres within the developed area will be impervious, including the buildings, and the paved area around the buildings. The main building will be approximately 500 feet wide by 300 feet long, and 30 feet in height; a smaller 60 foot by 105 foot maintenance building will also be built on the site. The site will include parking areas that will accommodate 85 cars and 174 trucks. A 2800 foot rail spur is proposed that will provide access to the Pioneer Valley Railroad to the west of the project site. Another 1470 foot rail spur is proposed that will bisect the storage yard and service a specialty reload area in the center of the site (see Figure 3 in Appendix A). Several other businesses are located to the north and west of the proposed project site in the industrial park. Truck and automobile access to the project site will be via Servistar Industrial Way via Southampton Road. Southampton Road is accessed via Exit 3 off of the Massachusetts Turnpike (I-90).

**(B) On and Off-Site Alternatives** – The proponent selected the proposed site because of its proximity to both rail and interstate access. The site is easily accessible by road and is near Exit 3 of the Massachusetts Turnpike. The Pioneer Valley Railroad runs to the west of the site in a north/south direction. The proximity of the railroad and the ability of the project to get a rail spur to connect to the railroad will facilitate the delivery of goods to the site. The proponent requires that this facility be located near its customer. The proposed site was selected due to its suitable size and available upland area. The site is in an industrial park zone as “Industrial A.” The City of Westfield includes industrial/commercial distribution of goods as an approved use in its

"Industrial A" zoning ordinance. Proximity to gas, electric, water, and sewer infrastructure will minimize the need for lengthy utility interconnections.

The proposed facility is located on the most suitable portion of the site. The proposed site does not have other areas that can accommodate the approximately 154,000 square foot main building and associated paved areas without impinging on the flood easement area to the southeast. Arm Brook and bordering vegetated wetlands located in the southern portion of the site also restrict the layout of the facility. Another site constraint is the Northeast Utilities transmission line right-of-way that runs along the northwestern boundary of the project site. A drainage easement also runs parallel to the electric utility right-of-way. Sufficient area around the building footprint will be paved to accommodate deliveries of material to the facility (see attached figures in Appendix A).

### **(C) Mitigation Measures**

#### **Rare Species**

Eastern box turtles, a species of special concern that is at or near the northern limit of its range, have been found onsite. The proponent is working with the Natural Heritage and Endangered Species Program to determine whether the project involves a take of a rare species and, if it does, to develop a conservation plan.

#### **Stormwater**

The proposed project will incorporate a stormwater management system that will meet the nine Department of Environmental Protection Stormwater Management Policy Standards and the requirements of the Westfield Conservation Commission. The proposed stormwater detention system will be designed to retain the 10, 25, and 100-year storm events with no increase in peak discharge from pre- to post-development. There are two proposed stormwater detention areas along the southern portion of the site (see figure 3 in Appendix A).

#### **Wetlands**

The proposed construction will not alter bordering vegetated wetlands. A 2,800-foot railroad spur involves the installation of a culvert to cross an intermittent stream west of the property line, which will impact approximately 50 linear feet of inland bank. A NOI was filed with the Westfield Conservation Commission on May 15, 2002 for work on the rail spur under an earlier proponent, SIW Realty Trust, due to the potential bank impacts. This rail spur construction was not completed, but the NOI and subsequent Order of Conditions related to the railroad construction are still valid. A copy of the NOI filing is included as Appendix C. The Westfield Conservation Commission issued an Order of Conditions on June 17, 2002. A copy is included as Appendix D.