



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

100 Cambridge Street, Suite 900

Boston, MA 02114-2524

MITT ROMNEY
GOVERNOR

KERRY HEALEY
LIEUTENANT GOVERNOR

STEPHEN R. PRITCHARD
SECRETARY

Tel. (617) 626-1000
Fax. (617) 626-1181
<http://www.mass.gov/envir>

February 10, 2006

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME: Bank Row Urban Renewal Plan
PROJECT MUNICIPALITY: Greenfield
PROJECT WATERSHED: Connecticut
EOEA NUMBER: 13703
PROJECT PROPONENT: Greenfield Redevelopment Authority
DATE NOTICED IN MONITOR: January 11, 2006

Pursuant to the Massachusetts Environmental Policy Act (M.G.L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA Regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report.

As outlined in the Environmental Notification Form (ENF), the project involves the approval of the Bank Row Urban Renewal Plan (URP) prepared by the Greenfield Redevelopment Authority. Under the Urban Renewal Program (M.G.L. c. 121B), municipalities are authorized to develop blighted areas for residential, recreational, business, commercial or other purposes. Urban renewal projects help municipalities revitalize deteriorated areas by providing the economic environment needed to attract and support private investment needed to achieve a balanced mix of housing, business and industry. The Bank Row URP is the result of an extensive public participation process involving a Citizens Advisory Committee (CAC) representing residents, businesses, institutions and community organizations.

The Bank Row URP project boundary comprises approximately 7.5-acres in a two-block area in Greenfield's downtown center. The Bank Row URP area contains several of Greenfield's most important historic assets, and the preservation of neglected historic properties has been cited by the proponent as one of the compelling reasons for proposing the plan. The project area contains a mix of one-, two-, and three-story commercial structures with primarily retail and

office tenants. Five of the properties are included in Greenfield's Main Street Historic District and are listed on the National Register of Historic Places. Two of the properties – the First Franklin County Courthouse at 15 Bank Row and the First National Bank & Trust Co. at 9-11 Bank Row - are subject to Preservation Restrictions held by the Massachusetts Historical Commission (MHC).

The project is subject to review pursuant to Section 11.03(1)(b)(6) of the MEPA regulations because it involves financial assistance from the Commonwealth and because it requires approval in accordance with M.G.L. c. 121A of a new urban redevelopment project. The project requires approval from the Department of Housing and Community Development and review from the MHC. Because the project is seeking financial assistance from the State, MEPA jurisdiction over the project is broad, and shall extend to all aspects of the project that are likely, directly or indirectly, to cause Damage to the Environment.

The Bank Row URP calls for the preservation and adaptive reuse of five vacant or underutilized historic commercial buildings in the Main Street National Historic District (Garden Theater at 353-367 Main Street; Allen Block at 349-351 Main Street/1-5 Bank Row; First National Bank at 9-11 Bank Row; Pond Block at 21-23 Bank Row; and Siano Block at 25-27 Bank Row). One adjacent building in the National Register District (First Franklin County Courthouse) will benefit indirectly from the preservation of neighboring structures. The plan also calls for acquisition of one inventoried historic industrial building, the Pierce Lumber Co. at 30 Olive Street, for the purpose of preservation and redevelopment.

The Greenfield Historical Commission has stated its support of the URP as vital to the implementation of Greenfield's Downtown Master Plan and to the Town's priority for revitalization of this core area as key to downtown economic improvement. In addition, MHC staff have determined that the Bank Row URP will have "no adverse effect" (36 CFR 800.5(b) and 950 CMR 71.07(2)(b)(2)) on historic resources, on the condition that project plans for the rehabilitation of the five properties specified above are provided to the Greenfield Historical Commission and the MHC for review under M.G.L. c. 254 before any work is begun.

The Bank Row URP will also facilitate the assembly of a strategically located development parcel for a new regional transportation center. The proposed Franklin Regional Transportation Center (RTC) project will involve the development of a centralized regional transportation center to serve Franklin County that will be owned and operated by the Franklin Regional Transit Authority. The properties located at 12 Olive Street, 30 Olive Street, 54 Hope Street, 66 Hope Street and a vacant parcel on Mill Street will comprise the site for the RTC. Three of the four buildings will be demolished. MHC has determined that these three buildings do not meet the criteria for listing on the National Register of Historic Places. Although it is not listed in the National Register, the building at 30 Olive Street is potentially historically significant, and will be retained and integrated into the RTC development. The Bank Row URP designates the site for the RTC, but is not related to the planning, funding or design for the actual project, which itself will likely require review under MEPA.

The proponent should note comments from the Connecticut River Watershed Council (CWRC) regarding stormwater runoff from the 7.5 acres of impervious surface that make up the

Bank Row URP project area. Stormwater from this area is currently routed underground through the municipal storm sewer system to the Green River, which provides important habitat to Atlantic salmon and other fish species. Redevelopment of the properties within the URP boundary provides an excellent opportunity to implement measures to improve stormwater quality in downtown Greenfield. I encourage the proponent and the Town to consult with the MA Riverways Program (<http://www.massriverways.org>) for guidance in improving the stormwater management system in the project area.

Based on a review of the information provided by the proponent and after consultation with relevant public agencies, I find that the potential impacts of the project are not significant enough to warrant the preparation of an Environmental Impact Report. The proponent should note comments from the Department of Environmental Protection (DEP) with regard to construction and demolition activity and the presence of contaminated disposal sites in the vicinity of the project area. No further MEPA review is required.

February 10, 2006
Date



Stephen R. Pritchard

Comments Received:

1/25/2006	Massachusetts Historical Commission
1/30/2006	Connecticut River Watershed Council
1/31/2006	Department of Environmental Protection, Western Regional Office

SRP/BA/ba