



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Deval L. Patrick
GOVERNOR

Timothy P. Murray
LIEUTENANT GOVERNOR

Ian A. Bowles
SECRETARY

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

May 8, 2009

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

PROJECT NAME : Indian Orchard Business Park Urban Renewal Plan
PROJECT MUNICIPALITY : Springfield
PROJECT WATERSHED : Chicopee
EEA NUMBER : 14401
PROJECT PROPONENT : Springfield Redevelopment Authority
DATE NOTICED IN MONITOR : April 8, 2009

Pursuant to the Massachusetts Environmental Policy Act (MEPA) (G. L. c. 30, ss. 61-62I) 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 (EIR). However, as outlined below, further MEPA review may be required for future development of the project site.

Project Description

As described in the Environmental Notification Form (ENF), the project involves the approval of the Indian Orchard Business Park Urban Renewal Plan (URP) prepared by the Springfield Redevelopment Authority (SRA). 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 Indian Orchard Business Park is an approximately 54-acre site consisting of vacant parcels of land, located in the central/east section of Springfield, which the SRA intends to reassemble as a contiguous light industrial/business park site.

The project site consists of eight parcels of which approximately one-third is owned by SRA and the remaining privately-held sites will be acquired through the URP process. The

project site does not contain any transportation or utility infrastructure. The presence of hazardous materials and substances on the project site will be investigated and addressed during the execution of the URP. The project site contains old abandoned building foundations and one existing dilapidated building scheduled for demolition which is an inventoried historic structure. Impacts and mitigation associated with the development of the URP will be reviewed in a subsequent filing (Notice of Project Change) when the SRA files an Amendment to the URP that describes the proposed development plan.

Jurisdiction and Permitting

The project is subject to review pursuant to Section 11.03(1)(b)(7) of the MEPA regulations because it involves financial assistance from the Commonwealth and will require approval in accordance with M.G.L. c. 121B of a new urban renewal plan. The project requires approval from the Department of Housing and Community Development and review from the Massachusetts Historic Commission (MHC). Hazardous waste site cleanup activities associated with the project will also be required to comply with M.G.L. c. 21E and the Massachusetts Contingency Plan (MCP). Because the Proponent is seeking financial assistance from the Commonwealth for the project, MEPA jurisdiction is broad and extends to all aspects of the project that are likely, directly or indirectly, to cause Damage to the Environment as defined in the MEPA regulations.

Stormwater

The Proponent is subject to the Redevelopment Standard of the Stormwater Management Regulations (SMR) and the project's stormwater management plan should be designed to meet the SMR for a redevelopment project to the maximum extent practicable. The Proponent will need to work closely with Massachusetts Department of Environmental Protection (MassDEP) during final project design to ensure that the Proponent's stormwater management plan is consistent with MassDEP's Stormwater Management Policy guidelines, and contains adequate stormwater pollution protection measures to prevent or minimize impacts to resource areas.

I encourage the Proponent to use Low Impact Development (LID) techniques and Best Management Practices (BMPs) to minimize stormwater impacts and construction period erosion and sedimentation. The project will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) consistent with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the United States Environmental Protection Agency (U.S. EPA), if compliance with that general permit is required.

Hazardous Material

The project site has been impacted by releases of oil and/or hazardous materials governed by the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, MGL c. 21E. The MassDEP is currently assisting the City of Springfield with 21E information in relation to the eight parcels comprising the project site. The MassDEP comment letter provides a summary of release tracking numbers (RTNs) associated with the properties. The subsequent NPC filed for this project should provide an update on the status of site cleanup efforts and the project's compliance with the MCP.

Historic Resources

Portions of the project site, including property and buildings, are recorded on the MHC Inventory of Historic and Archaeological Assets of the Commonwealth. Of the five buildings inventoried, only one remains and is in poor and unsafe condition. The Proponent is proposing demolition of the single building and will comply with required MHC review.

Construction Period Impacts

The project will include the demolition of existing structures to make way for new construction activities. I encourage the Proponent to incorporate construction and demolition waste (C&D) recycling activities as a sustainable measure for the project. MassDEP has noted that C&D activities must comply with both MassDEP Solid Waste and Air Pollution control regulations, pursuant to M.G.L. Chapter 40, Section 54. I advise the Proponent to carefully review MassDEP's comments and commit to ensure that the project is consistent with the applicable Solid Waste and Air Pollution control regulations.

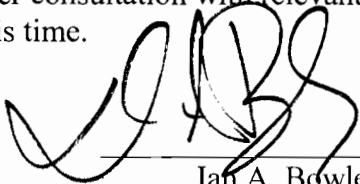
Future Development

As described in the ENF, upon approval of the URP by the DHCD and subsequent acquisition, the Proponent may begin conducting necessary environmental and geotechnical studies to determine a proposed development plan. I am therefore requiring that a Notice of Project Change (NPC) be filed with the MEPA Office for any future development that will be proposed for the project site. The NPC will need to discuss the site planning issues and the potential cumulative infrastructure and environmental impacts, including Greenhouse Gas (GHG) emissions, arising out of the full build-out development of the project. The Proponent should consult with the MEPA Office prior to filing the NPC.

Conclusion

Based on the information in the ENF and after consultation with relevant public agencies, I find that no further MEPA review is required at this time.

May 8, 2009
Date



Ian A. Bowles

Comments received:

- 04/27/2009 Pioneer Valley Planning Commission
- 04/28/2009 Massachusetts Department of Environmental Protection – WERO

IAB/PPP/ppp