

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOEA No.: **13434**  
 MEPA Analyst: **NICK ZAVOLAS**  
 Phone: 617-626-**1030**

# ENF Environmental Notification Form

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: C&S Wholesale Grocers Inc. Hatfield Distribution Center		
Street: Between North Hatfield Road and Plain Road off of Route 5/10		
Municipality: Hatfield	Watershed: Connecticut River Watershed	
Universal Transverse Mercator Coordinates: Zone 18, 6 95 697E , 46 96 794N	Latitude: 42° 23' 56" N	Longitude: 72° 37' 18" W
Estimated commencement date: Spring 2005	Estimated completion date: Spring 2006	
Approximate cost: \$12-15 Million	Status of project design: Conceptual	
Proponent: C&S Wholesale Grocers, Inc.		
Street: PO Box 8, 142 Elm Street		
Municipality: Hatfield	State: MA	Zip Code: 01038
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lauren Gallagher		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 505 East Columbus Avenue	
Municipality: Springfield	State: MA	Zip Code: 01105
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: lgallagher@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. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. 9788)  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): The Project involves no financial assistance or land transfer from an agency of the Commonwealth.

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

List Local or Federal Permits and Approvals: Town of Hatfield: Order of Conditions (Conservation Commission), Special Permit and Site Plan Approval (Planning Board). **Federal:** NPDES General Permit for Construction Activities (Environmental Protection Agency).

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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	96.2 acres			
New acres of land altered		9.6 ± acres		
Acres of impervious area	34.4 acres	7.0 ± acres	41.4 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	482,000 ± sf	162,900± sf	641,900 ± sf	
Number of housing units	NA	NA	NA	
Maximum height (in feet)	45 ft	45 ft	45 ft	
<b>TRANSPORTATION</b>				
Vehicle trips per day	2,100	600	2,700	
Parking spaces	1,110±	25±	1,135±	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	21,667 GPD	14,180 GPD	35,847 GPD	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/treatment	13,667 GPD	4,600 GPD	18,267 GPD	
Length of water/sewer mains (in miles)	<u>Water:</u> 2.09 mi <u>Sewer:</u> 1.13 mi	<u>Water:</u> 0.07 mi <u>Sewer:</u> 0.02 mi	<u>Water:</u> 2.16 mi <u>Sewer:</u> 1.15 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.)

C&S Wholesale Grocers, Inc. (the "Proponent") proposes an expansion to their existing food warehousing and distribution facility in the north portion of Hatfield, Massachusetts. The existing facility has a total of approximately 482,000 gross square feet (sf) of building area that includes an approximately 450,000 sf warehousing and distribution center used to store and distribute refrigerated products, along with accessory buildings including guard houses, a trucker's lounge, and a maintenance facility. The approximately 96-acre site is located off Route 5 and is bound on the east by North Hatfield Road and on the west by Plain Road, the Springfield freight railroad line operated by Guilford Transportation Corp., and Interstate 91 (I-91). Figure 1 in the attached *Project Summary* shows the site location. The site also currently has two paved parking areas and one gravel area providing a total of approximately 1,110 truck and car parking spaces. The current point of site access for trucks is located on the western side of the site off of Plain Road, which provides the closest connection of the site to I-91. Passenger vehicles currently enter and exit at the point of access on the eastern side of the site off of North Hatfield Road. Additionally, there is an onsite railroad spur that links to the Springfield freight line located west of the site; the facility currently uses approximately 20 rail cars per year to move cargo. Figure 2 in the attached *Project Summary* shows the existing site conditions.

The proposed expansion of the facility (the "Project") involves construction of an approximately 159,000 sf, 45-foot high addition to the existing warehouse and distribution center (including a loading dock/bay), an approximately 3,500 sf office addition, and a 415-sf pump house. Figure 3 in the attached *Project Summary* presents the proposed site conditions. The addition will be built over an existing paved parking lot (currently providing approximately 50 parking spaces for carrier trucks), a gravel parking lot (currently providing approximately 119 parking spaces for automobiles), and a grassed area just north of the facility. Two new

paved parking lots for tractor trailer trucks would be constructed over currently undeveloped land (one 64-space lot in the eastern section of the site and one 105-space lot in the southern section of the site) and 50 new parking spaces for carrier trucks would be created in the existing parking lot directly southwest of the warehouse/distribution facility in order to replace the spaces lost with the warehouse expansion. The Project also involves construction of approximately 19 new automobile parking spaces directly east of the existing warehouse. There will be a total net onsite parking increase of approximately 25 truck and automobile parking spaces (for a total of 1,135 spaces onsite). Trucks and cars will continue to enter and exit at the existing dedicated site access points. Lastly, the Project may include construction of a second rail spur, which would be constructed off of the existing on-site spur. If constructed, the second rail spur is expected to result in an insignificant increase of approximately 20 rail cars per year and would not have an adverse impact on the environment or surrounding community.

The Project will have minimal impacts to the environment as it involves re-use and reconfiguration of a part of the site that is mostly disturbed due to previous activities. The Project does not exceed any MEPA thresholds for mandatory preparation of an EIR.

The Proponent's plan is to maximize the utilization of the existing site and therefore no off-site expansion alternatives were considered. The preferred alternative (as described above) is considered the only practical option available operationally, because any warehouse addition has to be part of the original facility in order to function properly. The one site layout alternative that was considered involved locating the carrier truck parking at the parking lot expansion east of the warehouse. However, due to concerns of continuous trailer and tractor noise near North Hatfield Road, the existing parking area north of the docks on the west end of the existing facility was chosen.

See the attached *Project Summary* narrative for more detailed information.