

ENF Environmental Notification Form

| | |
|--|----------------------|
| <i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i> | |
| EOEA No.: | <u>14180</u> |
| MEPA Analyst: | <u>Brian Angus</u> |
| Phone: | 617-626- <u>1029</u> |

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: North Adams Plaza Redevelopment | | |
| Street: Curran Memorial Highway | | |
| Municipality: North Adams | Watershed: Hudson River | |
| Universal Transverse Mercator Coordinates: UTM 18; 47 24 452N; 6 54 799E | Latitude: 42° 39' 32" N Longitude: 73° 06' 40" W | |
| Estimated commencement date: Fall 2008 | Estimated completion date: Fall 2009 | |
| Approximate cost: \$12 Million | Status of project design: 80 % complete | |
| Proponent: North Adams Property Development, LLC | | |
| Street: 1720 Post Road | | |
| Municipality: Fairfield | State: CT | Zip Code: 06430 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lauren Gallagher | | |
| Firm/Agency: VHB/Vanasse Hangen Brustlin, Inc. | Street: 101 Walnut Street | |
| Municipality: Watertown | State: MA | Zip Code: 02471 |
| Phone: 617-924-1770 ext. 1643 | 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. 13578) No In June 2005 an Environmental Notification

Form was filed for the Home Improvement Store of North Adams on a property controlled at the time by Nigro Development, LLC north of the Project Site. This Site is no longer being contemplated for the proposed home improvement store, which has moved to the current Project Site as described herein.

Has any project on this site been filed with MEPA before?

Yes (EOEA No. _____) 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 will not require any financial assistance or land transfer 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 North Adams: Special Permit/Site Plan Approval from the Planning Board; Parking Determination and Waivers as to parking and landscaping and Special

Permit as to signage from the ZBA from the Zoning Board of Appeals; Order of Conditions from the Conservation Commission. **Federal:** NPDES General Permit for Stormwater Discharge from Construction Activities from U.S.EPA

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

-- 301 CMR 11.03 (6)(a)(6): Generation of 3,000 or more new ad on roadways providing access to a single location.

- | | | |
|---------------------------------|---------------------------------------|--|
| <input 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 |
|--|--------------------|--------------------|------------------------|---|
| LAND | | | | <input checked="" 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: |
| Total site acreage | ±14 ac. | | | |
| New acres of land altered | | ±1.32 ac. | | |
| Acres of impervious area | ±7.31 ac. | ±0.44 ac. | ±7.75 ac. | |
| Square feet of new bordering vegetated wetlands alteration | | 185 sf | | |
| Square feet of new other wetland alteration | | - 0 - | | |
| Acres of new non-water dependent use of tidelands or waterways | | - 0 - | | |
| STRUCTURES | | | | |
| Gross square footage | 97,000 GSF | 63,000 GSF | 160,000 GSF | |
| Number of housing units | - 0 - | - 0 - | - 0 - | |
| Maximum height (in feet) | 40 ft. | - 0 - | 40 ft. | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | - 0 - ¹ | 5,500 ² | 5,500 | |
| Parking spaces | 630 | - 0 - | 630 ³ | |
| WASTEWATER | | | | |
| Gallons/day (GPD) of water use | - 0 - | 8,829 GPD | 8,829 GPD ⁴ | |
| GPD water withdrawal | NA | NA | NA | |
| GPD wastewater generation/ treatment | - 0 - | 8,026 GPD | 8,026 GPD ⁴ | |
| Length of water/sewer mains (in miles) | - 0 - | - 0 - | - 0 - | |

¹ This value represents Weekday net new vehicle trips. The Project is projected to result in 7,350 net new vehicle trips on Saturdays. Refer to Chapter 5, *Transportation* for further details on Project-related traffic impacts.

² The Site has been very underutilized even before its vacancy in summer 2006 that as a conservative measure no credit was taken for any existing uses within the past five years.

³ The parking supply is approximately 98 less parking spaces than what is required under local zoning (728 spaces).

⁴ Numbers were derived using DEP's Title V wastewater generation guidelines. Water use is based on sewage generation with an added factor of 10 percent for consumption, system loss, and other usage. Actual water usage and wastewater flows based on Lowe's prototype

store are approximately 2,000 GPD and 1,600 GPD, respectively.

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.*)

North Adams Property Development, LLC (the “Proponent”) proposes to redevelop a vacant and underutilized strip plaza (previously referred to as the ‘North Adams Plaza’) on a an approximately 13.4-acre parcel located on the west side of Route 8 across from the Robert Hardman Industrial Park in North Adams, Massachusetts (the “Project Site”). Refer to Figure 1.1 for a site location map. The redevelopment involves demolition of the existing structure and construction of a Lowe’s Home Improvement Store and a separate drive-through bank or retail facility (the “Project”).

The Site was previously cleared of vegetation and developed as a strip mall, which has remained underutilized for approximately a decade and vacant since summer 2006. An approximately 95,712 square feet (SF) vacant structure that formerly housed a cinema and a mix of retail and restaurant uses remains as well as approximately 630 parking spaces. The Site has two access points with the main driveway at an existing traffic signal opposite the Robert Hardman Industrial Park access drive and a second, right-in driveway located approximately 210 feet to the north. Figure 1.2 shows the existing site conditions.

Figure 1.3 shows the proposed site conditions. Specifically, the Project will include the construction of an approximately 126,500 SF Lowe’s Home Improvement Store with an associated 28,630 SF garden center (for a total of 155,130 SF) and an approximately 3,600 SF out-parcel in the southeasterly corner of the Site adjacent to Route 8 that will house a bank with three drive-through lanes. Approximately 630 parking spaces will be provided Project-wide (590 spaces associated with the Lowe’s and 40 spaces associated with the bank/retail facility representing no net new parking spaces—this is 98 spaces less than what is required under local zoning. Access to the Site will be provided via two driveways: (1) the existing signalized driveway will be retained and will serve as the primary access and egress point for the site; and (2) a secondary right-in/right-out driveway is proposed approximately 500 feet north of the existing traffic signal. The existing right-in driveway will be closed. This secondary access/egress point is necessary to provide safe and efficient on-site circulation. The right-out portion of the driveway is necessary for on-site deliveries to exit onto Route 8 southbound.

Project Description (continued)

Environmental Notification Form

North Adams Plaza Redevelopment – North Adams, Massachusetts

Alternative development programs considered for the Project Site have been discussed and formally presented in the past to the City Administration throughout the planning process for the Site. Alternatives considered for the purpose of this EENF include a No-Build Alternative, a development alternative allowed as-of-right (other retail/commercial uses), and the Preferred Alternative. See Chapter 2, *Alternatives Analysis* a comparison of alternatives. The proposed site design contains development within previously disturbed areas and outside the limits of environmentally sensitive areas. The site design aims to reduce environmental impacts as well as mitigate potential impacts to water quality while introducing new economic opportunities in the form of jobs and tax revenue for the community. Potential environmental impacts include limited stormwater runoff, Project-generated traffic (and requires an Access Permit from the Massachusetts Highway Department) and temporary impacts due to construction. Impacts to water and/or wastewater are minimal as retail uses are not generally demanding on these utilities. The Project incorporates mitigation elements and/or proposed improvements for each impact area in order to reduce any potential environmental impacts, including:

- Structural and non-structural measures will be implemented to mitigate site stormwater runoff and remove a minimum of 80 percent of total suspended solids.
- Low flow plumbing fixtures.
- Access improvements at the main site drive intersection with Route 8, including upgrading existing signal equipment and improving pedestrian access and pedestrian safety.
- Access improvements including closing the existing unsignalized right-in driveway, constructing new right-in/right-out driveway approximately and widening Route 8 southbound.
- Minor adjustments to the signal timings at various intersections surrounding the Project.
- A new pedestrian crossing of Route 8 will be provided on the south side of the existing signalized intersection of Route 8 with the Site Driveway and Hardman Industrial Park Access Drive;
- A new bus bay will be constructed on the west side of Route 8 in front of the Site;
- A Transportation Demand Management Plan will be promoted by the Proponent to further reduce peak employee traffic demand on the roadway system and encourage alternative transportation modes for serving the on-site retail customers.
- During construction activities, erosion and sedimentation control measures will be utilized and a Stormwater Pollution Prevention Plan will be prepared and implemented in accordance with the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System General Permit along with dust suppression and air quality controls.