

For Office Use Only
 Executive Office of Environmental Affairs
 EOEA No.: 13478
 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: Hampshire Mall Expansion		
Street: Russell Street		
Municipality: Hadley	Watershed: Connecticut River	
Universal Transverse Mercator Coordinates: 702271m E, 4692299m N	Latitude: 42-21-24 N	Longitude: 72-32-38 W
Estimated commencement date: 12/2005	Estimated completion date: 12/2006	
Approximate cost: \$20,000,000	Status of project design: 25	%complete
Proponent: Pyramid Mall of Hadley, LLC.		
Street: Russell Street		
Municipality: Hadley	State: MA	Zip Code: 01035
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Stephen J. Savaria, P.E.		
Firm/Agency: Fuss & O'Neill, Inc.	Street: Interstate Drive	
Municipality: West Springfield	State: MA	Zip Code: 01089
Phone: 413-450-0445 X-4434	Fax: 413-846-0497	E-mail: ssavaria@fando.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. 11664) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Special Review Procedure? (see 301 CMR 11.09)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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): N/A

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

List Local or Federal Permits and Approvals: The following Local and Federal approvals are needed.

- Town of Hadley Planning Board Site Plan Approval
- Hadley Conservation Commission Order of Conditions
- Hadley Historical Commission Review/Recommendation

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 checked="" 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> EPA NPDES Construction Stormwater Permit MA Board of Fire Prevention Gasoline UST Registration
Total site acreage	116.87			
New acres of land altered		27.11		
Acres of impervious area	44.19	18.19	62.38	
Square feet of new bordering vegetated wetlands alteration		2,787.7		
Square feet of new other wetland alteration		12,468		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	787,668	324,522	1,112,190	
Number of housing units	0	0	0	
Maximum height (in feet)	37	37	37	
TRANSPORTATION				
Vehicle trips per day	25,960	6,542	32,502	
Parking spaces	2,026	1,715	3,741	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	20,110	8,106	28,216	
GPD water withdrawal				
GPD wastewater generation/ treatment	20,110	8,106	28,216	
Length of water/sewer mains (in 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 (Specify _____) No

Verification of the status of the site relative to state and federally listed endangered /threatened species has been requested in writing from U.S. Fish and Wildlife Service and the Massachusetts Natural Heritage and Endangered Species Program.

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

Verification of the status of the site relative to the inventory of Historic and Archaeological Assets of the Commonwealth has been requested in writing from the Massachusetts Historical Commission.

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 existing site for the Hampshire Mall consists of approximately 60.22 acres located in Hadley, MA. The additional site to be acquired for the proposed expansion consists of two parcels totaling approximately 30.11 acres. The additional site is located to the east of and adjacent to the existing site. Portions of the additional site are currently used for agricultural purposes, including corn and hay fields. The remainder of the additional site consists of wooded areas and a gravel access road off of South Maple Street, there are currently no structures. The additional site is located south of Russell Street (Rt.9), north of the Norwottuck Rail Trail in the eastern portion of Hadley, MA and is currently zoned for business use. Figure 1 is a locus map for the subject project (Mt. Holyoke Quadrangle). The additional site slopes down to the southeast and down to the northwest, and is bisected by a drainage ditch which leads to a pond located near the southeast corner of the property. The pond drains north towards the Mill River. Groundwater is expected to follow surface topography and flow towards the Mill River.

The proposed project consists of the construction of an approximately 12,000 square foot (SF) expansion of the existing theaters, an approximately 100,000 SF addition of retail space to the existing Hampshire Mall, and the construction of an approximately 212,000 SF retail store including a gas station located adjacent to but separate from the existing mall. The project will also include the construction of parking and necessary utilities.

B) Alternatives

Hampshire Mall continues to upgrade and expand its facilities to remain competitive with other similar regional facilities. Due to its role as an existing shopping center, there are no other feasible sites for the mall expansion. Expansion of the theaters and additional retail space contiguous with the existing facility is only feasible to areas east of the existing mall due to space constraints and land availability. Vertical expansion of the existing mall to create a two-story building is also not technically nor economically

feasible. Expansion of the proposed stand-alone retail store at its current off-site location is not feasible due to space constraints and land availability. Under the "No-Build" alternative, the proposed expansion would not occur and the mall would not continue to remain competitive with other shopping destinations.

C) Mitigation Measures

The proposed mall expansion will require modification and upgrade of the existing stormwater drainage system to meet current water quality and quantity requirements of the Massachusetts Stormwater Management Policy. The existing mall drainage system was constructed between 20 and 30 years ago and does not meet current water quality design standards. The proposed project will include modifications and retrofits to the current stormwater management system to address water quality, peak runoff discharge rate, and groundwater recharge requirements. The drainage design for the proposed project will not discharge untreated stormwater into, or cause erosion to, receiving wetlands and watercourses. Due to the relatively impermeable soils and high groundwater at the site, limited potential for on-site infiltration exists. A combination of below-ground detention, as well as below-ground and surface water quality BMPs are proposed for the site.

Erosion and sedimentation controls will be incorporated into the design to prevent erosion, control sedimentation, and stabilize exposed soils during construction. An Operation and Maintenance plan for the construction and post-construction stormwater controls will be developed and implemented as part of the permitting process.

A review of potential impacts to wetland resources associated with the proposed expansion of the Hampshire Mall has been conducted. The Hadley Conservation Commission has issued a Determination of Applicability, which verified the wetland boundaries on the site. A Notice of Intent will be submitted to the Town of Hadley Conservation Commission. Wetland mitigation will be addressed through the construction and post-construction stormwater controls described above, as well as the Order of Conditions for the proposed work.

A comprehensive review of off-site traffic impacts is currently underway in accordance with EOEAEOTC guidelines. MHD will be issuing a Section 61 Finding that all feasible means and measures to mitigate the projects impacts are committed for implementation prior to issuance of the required permit amendments. It is anticipated that certain improvements to the transportation infrastructure in the vicinity of the site will be necessary to maintain acceptable operation with the proposed project. The specific nature and extent of these improvements will be developed in coordination with MHD through the site traffic impact assessment process.