



**Environmental  
 Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 13270  
 MEPA Analyst: ARTHUR Pugsley  
 Phone: 617-626-1029

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: Bay Street Environmental, LLC Brownfield Redevelopment Project		
Street: 846 Bay Street		
Municipality: Springfield	Watershed: Connecticut River	
Universal Transverse Mercator Coordinates: 701946.223 E, 4666793.94 N	Latitude: 042° 07' 42.2" N	Longitude: 72° 33' 30.6" W
Estimated commencement date: December 2004	Estimated completion date: December 2005	
Approximate cost: \$6 Million	Status of project design: 80 % complete	
Proponent: Bay Street Environmental, LLC		
Street: 15 Mullen Road		
Municipality: East Windsor	State: CT	Zip Code: 06082
Name of Contact Person From Whom Copies of this ENF May Be Obtained: John S. Blaisdell, Project Manager		
Firm/Agency: Green Seal Environmental, Inc.	Street: 28 Route 6A	
Municipality: Sandwich	State: MA	Zip Code: 02563
Phone: (508) 888-6034	Fax: (508) 888-1506	E-mail: john@gseenv.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. \_\_\_\_\_)  No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting: **(No Triggers For Mandatory EIR)**

a Single EIR? (see 301 CMR 11.06(8))	<input checked="" type="checkbox"/> Yes (if deemed necessary)	<input type="checkbox"/> No
a Special Review Procedure? (see 301CMR 11.09)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
a Waiver of mandatory EIR? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
a Phase I Waiver? (see 301 CMR 11.11)	<input type="checkbox"/> Yes	<input 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): None identified

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

List Local or Federal Permits and Approvals: Necessary (Anticipated) approvals include:

- 1) City of Springfield City Council – Special Permit
- 2) City of Springfield Department of Health – Site Assignment
- 3) City of Springfield – Building Permit, Sewer/Water Connection Permits
- 4) US EPA – NPDES Construction General Permit

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

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands                            |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation  |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input checked="" type="checkbox"/> Solid & Hazardous Waste ( <b>ENF Threshold</b> ) |
| <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 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 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> 1) MA DEP Site Suitability 2) MA DEP Authorization to Construct 3) MA DEP Authorization to Operate
Total site acreage	5.12			
New acres of land altered		0		
Acres of impervious area	0.19	2.86	3.05	
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	18,175	12,697	30,872	
Number of housing units	0	0	0	
Maximum height (in feet)	30	40		
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	196	196	
Parking spaces	0	20	20	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	2,280	2,280	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	280	280	
Length of water/sewer mains (in miles)	0	0	0	

**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*)

#### **Description of the site:**

The site consists of the property located at 846 Bay Street in Springfield, Massachusetts, which is an approximately 5.12-acre parcel of land that was previously completely developed as a metals salvage yard. The salvage yard with associated buildings and equipment is located within an industrial-zone district (Industrial A Zone). The property has been vacant for approximately 1.5 years. The owner of the property, Mr. Cohen, recently passed away and the attorney for the Cohen estate, Richard Gaberman, is acting as the estate's agent. Cohen Bothers (Boyco Corporation) have owned the site from 1950 to the present day. Prior to that time, a portion of the site was developed and operated as a fuel depot with rail integration. Available information indicates that releases of several contaminants to soil and groundwater at the site have occurred. Please note that the site is currently listed as a Default Tier 1B site by MA DEP (as defined by MCP 310 CMR 40.0000) and qualifies as a Brownfields property.

Bay Street Environmental, LLC (BSE) proposes to develop a solid waste handling facility (solely for transfer operations) at the above referenced site. The proposed facility is a 1,000-ton per day (tpd) transfer facility that will accept municipal solid waste (MSW). MSW will be tipped and transferred within a proposed transfer building into air-tight/leak tight rail cars, which will subsequently be transported off-site to disposal and/or incineration facilities on a daily basis. Only limited separation of unacceptable materials will occur in order to comply with applicable Massachusetts Waste Bans (i.e. cardboard, aluminum cans, etc.). With the absence of processing activities, BSE will significantly reduce the potential for nuisance conditions such as dust, odor, litter, etc. The facility will be developed using state-of-the-art Best Management Practices (BMPs) to mitigate potential impacts to the site and surrounding environment.

The proposed improvements of this site will include mitigating potential impacts to soil and groundwater associated with historical site activities. The proposed Brownfields redevelopment project is a vast improvement for the site and surrounding community when compared to the no-build and alternative scenarios. If left in its current state, the site will likely continue to impact air quality (fugitive dust from exposed contaminated surface soils), wetlands (runoff migrating from the exposed contaminated soils to Carlisle Brook), and groundwater (current impacts to on-site groundwater and off-site impacts to Blunt Park), and be an imminent hazard to the surrounding community. The estate's agent has communicated to the MA DEP that they are not capable of performing the required reporting and clean-up activities. Additionally, other recent potential buyers of the property found the contamination issues to be cost-prohibitive to redevelop the site for alternative uses (towing yard or scrap metal salvage yard). Thus, given the proponent's commitment to redevelop a Brownfields property, and incorporation of significant on and off-site mitigation measures and state-of-the-art BMPs, the proposed redevelopment strongly outweighs the "no-build" and alternative use scenarios described below.

GSE performed in-depth analysis of all feasible on and off-site alternatives, and potential on and off-site mitigation measures to reduce impacts to all environmental media including Land, Rare Species, Wetlands, Waterways, & Tidelands, Water, Wastewater, Transportation, Energy, Air, Solid & Hazardous, Waste, ACEC, Regulations, Historical & Archaeological

Resources. Below is a brief summary of findings:

**No-build (Baseline):** The no-build alternative will have significant impacts on the media listed above. These impacts include: 1) State listed hazardous waste site with soil contamination to approximately 2 feet in depth (except for "hot spots", which extend down to groundwater), 2) Groundwater contamination present on and off-site (from migration), Scrap metal operations (and impacts) were distributed throughout the entire site ("Outside envelope" of the no-build scenario is approximately 100% of the site) 3) Essentially devoid of vegetation due to contamination and use of entire site for scrap operations, 4) No current or prospective buyers due to exorbitant costs for remediation, 5) Site unsecured (security issues), 6) Currently no stormwater controls – stormwater infiltrates through contaminated soils and groundwater or flows overland directly onto Bay Street into a municipal drainage system leading to Carlisle Brook in Blunt Park, 7) Site contamination currently impacting groundwater within Blunt Park, 8) Currently impacting air quality with soil gas vapors from contaminated soils and groundwater, and with dust from exposed contaminated soil, 9) Solid and Hazardous waste are distributed directly on the ground throughout the 5.12 acre site, 10) Ongoing illegal dumping of white goods, drums and miscellaneous metals and debris at the site entrance.

**Build (Preferred Alternative):** The preferred alternative ("build" scenario) will have no significant impacts on any of the media listed above. All feasible design and operational control alternatives were analyzed. The facility will incorporate all feasible mitigation measures. The following is a partial listing of the major proposed facility design and operation standards (including mitigation measures) 1) Construct an approximate 26,880-square foot steel building with indoor rail integration to allow for the operation to be conducted entirely indoors, 2) Construct the on-site infrastructure to properly control/treat stormwater, noise, odor and traffic congestion, 3) Institute proper inspection and handling protocols to reduce the potential for on and/or off site nuisance conditions, 4) Incorporate an indoor odor control system to assist in the prevention of fugitive odors, 5) Institute proper controls to mitigate on and off-site environmental impacts.

**Alternative Solid Waste Handling Facility (on the Preferred Site):** The operation of the site with alternative designs or alternative operations would result in greater potential impacts to the site and surrounding community, including significant potential impacts to land, wetlands, waterways, air, solid and hazardous waste, and transportation. Based on the alternative operations considered, the solid waste facility at the preferred site, is the operation that creates the least impacts of all feasible alternatives.

**Alternative Sites:** Three alternative locations for a solid waste handling facility were analyzed for potential impacts. These sites were eliminated due to either 1) Proximity/impacts to residential receptors, 2) Existing purchase agreements, 3) Transportation distances from the highways, 4) Inconsistency with MA DEP Site Suitability Criteria, or 5) Rail infrastructure problems.

**Towing Yard/ Scrap Handling Yard:** The operation of the site with alternative land uses as either a Towing Yard or Scrap Handling Yard would result in greater potential impacts to the site and surrounding community, including significant potential impacts to land, wetlands, waterways, air, solid and hazardous waste (the site is a hazardous waste site as a result of past use as a scrap yard), and transportation. Based on the alternative operations considered, and the alternative design and/or operation standards analysis above for a solid waste facility at the preferred site, the proponent has determined that the proposed operation creates the least impacts of all feasible alternatives.

**Manufacturing/ Warehouse Facility:** The operation of the site with alternative land uses as either a Manufacturing Facility or Warehouse would result in greater potential impacts to the site and surrounding community, including significant potential impacts to land, wetlands, waterways, air, solid and hazardous waste, and transportation. Based on the alternative operations considered, and the alternative design and/or operation standards analysis above for a solid waste facility at the preferred site, the proponent has determined that the proposed operation creates the least impacts of all feasible alternatives.