



**Environmental
 Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>14244</u>
MEPA Analyst:	<u>Beiong Angus</u>
Phone:	<u>617-626-1029</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: Valley Medical Group, Medical Building		
Street: 238 Northampton Street		
Municipality: Easthampton	Watershed: Connecticut – MA34	
Universal Transverse Mercator Coordinates:	Latitude: 42-17-18	Longitude: 72-39-45
Estimated commencement date: 7/15/08	Estimated completion date: 9/15/09	
Approximate cost: \$5,000,000	Status of project design: 95%complete	
Proponent: Eastern Hampshire Development Group, LLC		
Street: 270 Exchange Street		
Municipality: Chicopee	State: MA	Zip Code: 01013
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Donald Frydryk		
Firm/Agency: Sherman & Frydryk	Street: 3 Converse Street, Suite 203	
Municipality: Palmer	State: MA	Zip Code: 01069
Phone: (413) 283 – 6210	Fax: (413) 289 - 1025	E-mail: dfrydryk@shermanfrydryk.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:

a Single EIR? (see 301 CMR 11.06(8)) Yes No

a Special Review Procedure? (see 301 CMR 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): _____

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Special Permit from Planning Board, Building permit, Order of Conditions, & Mass Highway Entrance permit required.

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 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 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
Total site acreage	2.62 ac.			
New acres of land altered		2.60 ac.		
Acres of impervious area	1.25 ac.	0.41 ac.	1.66 ac.	
Square feet of new bordering vegetated wetlands alteration				
Square feet of new other wetland alteration				
Acres of new non-water dependent use of tidelands or waterways				
STRUCTURES				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	9,995 sf	5,122 sf.	15,117 sf.	
Number of housing units			N/A	
Maximum height (in feet)	29	0	29	
TRANSPORTATION				
Vehicle trips per day	630	464	1,094	
Parking spaces	114	28	142	
WASTEWATER				
Gallons/day (GPD) of water use	8,750	-6,052	2,698	
GPD water withdrawal				
GPD wastewater generation/ treatment	8,750	-6,052	2,698	
Length of water/sewer mains (in miles)	78.8	0	78.8	

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.*)

The site development proposed by Eastern Hampshire Development Group, LLC consists of demolishing the existing building and constructing a medical building at 238 Northampton Street on the corner of Northampton Street and Lyman Street. The proposed site development will consist of a two story medical office building (15,502 square foot footprint) and two parking areas totaling 142 parking spaces. The proposed access to the site will be two, one-way driveways entering and exiting onto the secondary roadway, Lyman Street. Proposed site improvements include an infiltration basin with catch basins, town water and sewer service.

An alternative to the expansive building and parking lots would be a more complicated three story building and a parking deck for a two tiered parking system. This alternative would reduce the building operational functionality and reduce the feasibility of the proposed project. Another on-site alternative would be to request a waiver for the parking space size required by zoning regulations and provide exactly the spaces required by the regulations. This alternative would reduce the parking lot operational functionality, potentially reduce the patronage of the facility and reduce the feasibility of the proposed project. One off-site alternative could be to construct a public parking lot near the project site.

The potential mitigation measures for the alternatives discussed could be to provide additional bus trips per day with a stop located near the project site and provide tax abatements for the finished project.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
XX Yes ___ No; if yes, specify each threshold:
Conversion of land in active agricultural use to nonagricultural use.

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>9,995 sf</u>	<u>5,507 sf</u>	<u>15,502 sf</u>
Roadways, parking, and other paved areas	<u>1.25 ac.</u>	<u>0.41 ac.</u>	<u>1.66 ac.</u>
Other altered areas (describe)	<u> </u>	<u> </u>	<u> </u>
Undeveloped areas	<u>1.04 ac.</u>	<u>-1.04 ac.</u>	<u>0.00 ac.</u>

B. Has any part of the project site been in active agricultural use in the last three years?
XX Yes ___ No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use? 1.04 ac.

C. Is any part of the project site currently or proposed to be in active forestry use?
___ Yes XX No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ___ Yes XX No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? ___ Yes XX No; if yes, does the project involve the release or modification of such restriction? ___ Yes ___ No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? ___ Yes XX No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes ___ No XX ; if yes, describe:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy:

The proposal will increase the stormwater flow rate from present conditions. A closed drainage system with deep-sump hooded catch basins is proposed to convey stormwater to an infiltration basin. The infiltration basin will provide treatment and control of the storm water discharge from the building and parking lots on site for compliance with the Stormwater Management Policy.

I. Is the project site currently being regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes ___ No XX ; if yes, what is the Release Tracking Number (RTN)?

J. If the project is site is within the Chicopee or Nashua watershed, is it within the Quabbin, Ware, or Wachusett subwatershed? ___ Yes XX No; if yes, is the project site subject to regulation under the Watershed Protection Act? ___ Yes ___ No

K. Describe the project's other impacts on land: None

C. Describe how the project will affect transit, pedestrian and bicycle transportation facilities and services: The project will have a negligible effect on the existing services.

III. Consistency -- Describe measures that the proponent will take to comply with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services: The proponent will encourage work hour flexibility and alternative transportation.

ATTACHMENTS:

- 1. Plan, at an appropriate scale, of existing conditions of the project site and its immediate context, showing all known structures, roadways and parking lots, rail rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.
- 2. Plan of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).
- 3. **Original** U.S.G.S. map or good quality **color** copy (8-½ x 11 inches or larger) indicating the project location and boundaries
- 4. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).
- 5. Other:

CERTIFICATIONS:

- 1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

(Name)

(Date)

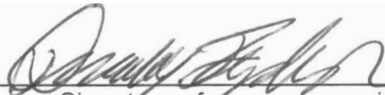
Daily Hampshire Gazette
 115 Conz Street, Northampton
 413-584-5000
 P.O. Box 299, Northampton, MA 01061

5-19-08

- 2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2)



 Date Signature of Responsible Officer
 or Proponent



 Date Signature of person preparing
 ENF (if different from above)

Name (print or type) Matthew S. McDonough

Name (print or type) Donald J. Frydryk

Firm/Agency Eastern Hampshire Development Group, LLC

Firm/Agency Sherman & Frydryk

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