

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: 13539  
 MEPA Analyst: A. Canaday  
 Phone: 617-626-1035

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: Lowe's of Hadley, Massachusetts		
Street: Russell St. (Route 9)		
Municipality: Hadley	Watershed: Connecticut	
Universal Tranverse Mercator Coordinates: 18 700634E 4691750N	Latitude: 42° 21' 08"N Longitude: 72° 33' 50"W	
Estimated commencement date: 2/1/06	Estimated completion date: 1/1/07	
Approximate cost: \$15,000,000	Status of project design:	33 %complete
Proponent: Paradigm Development		
Street: 8348 Boston-Colden Rd.		
Municipality: Colden	State: NY	Zip Code: 14033
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jay Vinskey		
Firm/Agency: The Berkshire Design Group	Street: 4 Allen Place	
Municipality: Northampton	State: MA	Zip Code: 01060
Phone: 413-582-7000	Fax: 413-582-7005	E-mail: jay@berkshiredesign.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): none

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

List Local or Federal Permits and Approvals: to be obtained: Order of Conditions (Hadley Conservation Commission), Site Plan Approval (Hadley Planning Board); EPA NPDES Construction General Permit; Building Permit

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"/> 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	18.5			
New acres of land altered		16.5		
Acres of impervious area	0	13.8	13.8	
Square feet of new bordering vegetated wetlands alteration		4800		
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	0	144,431	144,431	
Number of housing units	0	0	0	
Maximum height (in feet)	0	28'	28'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	5,275	5,275	
Parking spaces	0	898	898	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	6,000*	6,000*	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	4,250	4,250	
Length of water/sewer mains (in miles)	0	0	0	

\*Lowe's: 750 GPD Domestic  
1750 GPD Garden Center  
(provided by Lowe's)

\*Restaurant: 3500 GPD  
(per Title V)

**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 Lowe's project site is a relatively level open grassy meadow with limited perimeter wetland areas. It was formerly part of an adjacent Bison Farm which abuts to the west and north. The site is bordered by a miniature golf/driving range facility and residences to the east. The project proposes a 138,431 SF retail home improvement store, a 6,000 SF outbuilding bank or restaurant, 721 parking spaces and capacity for an additional 177 reserve spaces.

A number of layout alternatives have been explored prior to the development of the preferred site plan, though meeting local open space and parking requirements provides limited flexibility. An alternative narrower building prototype was chosen to minimize impact within the buffer zone of resource areas subject to the Massachusetts Wetlands Protection Act. Furthermore, the project does not disturb areas within a 35' wetland setback, as per Hadley Conservation Commission's policy.

In 2004, a portion of the site was rezoned to Business from Agricultural-Residential. At that time, the Proponents also agreed to provide \$375,000 to the Town for farmland preservation. This will mitigate the loss of this agricultural land. An additional \$25,000 will be provided for parks and recreation (see attached Declaration of Restrictive Covenants).

A new traffic signal and widening of Route 9 to four lanes is proposed to mitigate traffic and transportation impacts. Off site alternatives along the Route 9 corridor would result in similar impacts and transportation mitigation

Wetland replication is proposed to mitigate the anticipated loss of wetland areas as required for widening improvements to Route 9 as well as the improvement of an existing access road and wetland crossing on an adjacent property.

Increased storm water runoff rates and volumes will be controlled through the proposed storm water management facilities, including subsurface detention, and will approximate the pre-construction rates. The post development stormwater management system will be designed in accordance with DEP's Stormwater Policy. Construction term sediment and erosion control measures will be implemented in accordance with a Storm Water Pollution Prevention Plan to manage stormwater runoff and minimize erosion during construction.

This ENF filing is triggered by (1) creation of 10 or more acres of impervious surface, (2) conversion of agricultural land (3) creation of over 300 parking spaces and (4) generation of 3000 or more adt.



# Letter of Transmittal

To: Secretary Ellen Roy Herzfelder  
Executive Office of Environmental Affairs  
Attn: MEPA Office  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Project: Lowe's of Hadley

Date: 05.12.05

Copies	Date	Description
1	05.11.05	ENF & Attachments - Original
1	05.11.05	ENF & Attachments - Copy
1	05.11.05	ENF - 1st 3 pages

For your:

- Information
- Review & Comment
- Approval
- As Requested

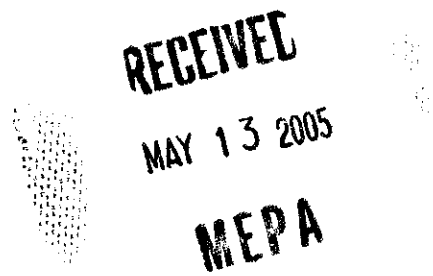
*Landscape Architecture*

*Civil Engineering*

*Planning*

*Urban Design*

*Environmental Services*



G. Jay Vinskey, ASLA

c encl: Distribution List, Proponent, Lowe's,  
Rizzo Assoc.