**Commonwealth of Massachusetts**
**Executive Office of Environmental Affairs ■ MEPA Office**

# ENF Environmental Notification Form

| For Office Use Only<br>Executive Office of Environmental Affairs | |
|---|---|
| EOEA No.: | 12814 |
| MEPA Analyst: | Nick Zavolas |
| Phone: 617-626- | 1030 |

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: SIW Realty Trust Steel Coating Facility | | |
| Street: Servistar Industrial Way | | |
| Municipality: Westfield | Watershed: Westfield | |
| Universal Tranverse Mercator Coordinates:<br>0686727.63 m Easting 4669350.90 m Northing Zone: 18 | Latitude: 42.153992 N<br>Longitude: -72.740022 W | |
| Estimated commencement date: October, 2002 | Estimated completion date: June, 2004 | |
| Approximate cost: $12,000,000 | Status of project design: 55 %complete | |
| Proponent: SIW Realty Trust | | |
| Street: 69 Norman Street | | |
| Municipality: Everett | State: MA | Zip Code: 02149-1987 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained:<br>Cynthia Fasano | | |
| Firm/Agency: Epsilon Associates | Street: 150 Main Street | |
| Municipality: Maynard | State: MA | Zip Code: 01754 |
| Phone: 978-897-7100 | Fax: 978-897-0099 | E-mail: cfasano@epsilonassociates.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 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):

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

List Local or Federal Permits and Approvals:
NPDES Construction Stormwater Discharge Permit ; Planning Board Site Plan Review and Special Permit; ; Zoning Board of Appeals Building Height Variance; Building Permit; Sewer Tie-In Permit; Road Opening Permit; Order of Conditions; City Council Outside Storage Permit.

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

☒ Land
☐ Water
☐ Energy
☐ ACEC

☐ Rare Species
☐ Wastewater
☐ Air
☐ Regulations

☐ Wetlands, Waterways, & Tidelands
☐ Transportation
☐ Solid & Hazardous Waste
☐ Historical & Archaeological Resources

| Summary of Project Size & Environmental Impacts | Existing | Change | Total |
|---|---|---|---|
| **LAND** | | | |
| Total site acreage | 36.4 | | |
| New acres of land altered | | 15.9 | |
| Acres of impervious area | 0 | 15.9 | 15.9 |
| Square feet of new bordering vegetated wetlands alteration | | 0 | |
| Square feet of new other wetland alteration | | 50 linear ft.* | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | |
| **STRUCTURES** | | | |
| Gross square footage | 0 | 209,640 | 209,640 |
| Number of housing units | 0 | 0 | 0 |
| Maximum height (in feet) | 0 | 53(building) 63(stacks) | 53(building) 63(stacks) |
| **TRANSPORTATION** | | | |
| Vehicle trips per day | 0 | 314 | 314 |
| Parking spaces | 0 | 155 | 155 |
| **WATER/WASTEWATER** | | | |
| Gallons/day (GPD) of water use | 0 | 2230 | 2230 |
| GPD water withdrawal | 0 | | |
| GPD wastewater generation/ treatment | 0 | 1800 | 1800 |
| Length of water/sewer mains (in miles) | 0 | 0.24 (water) 0.11 (sewer) | 0.24 (water) 0.11 (sewer) |

**State Permits & Approvals**

☒ Order of Conditions*
☐ Superseding Order of Conditions
☐ Chapter 91 License
☐ 401 Water Quality Certification
☐ MHD or MDC Access Permit
☐ Water Management Act Permit
☐ New Source Approval
☐ DEP or MWRA Sewer Connection/ Extension Permit
☐ Other Permits (*including Legislative Approvals*) – Specify:

*** Alteration of 50 feet of linear bank and work in 100 foot buffer zone is related to the rail spur, which will be constructed by the Pioneer Valley Railroad. A Notice of Intent was filed with the Westfield Conservation Commission by SIW Realty Trust on 5/15/02.**

**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.*)

**(A) Project Site** -The project site consists of 36.49 acres of undeveloped land north of the Exit 3 interchange of the Massachusetts Turnpike in Westfield. The proposed project involves the construction of a state-of-the-art steel galvanizing facility. This facility will receive "black" steel material, galvanize it with zinc, and in some cases powder coat the material. The design of the facility will incorporate numerous modern features to minimize environmental impacts as described further in this ENF. The project buildings will include a manufacturing facility along with a rail spur building for a total square footage of 209,640 square feet. The galvanizing facility will be housed in a 201,540-square foot building located at the northern portion of the property. Phase 1 will include a 156,540-square foot building and Phase 2 will include an addition of 45,000 square feet. An 8,100 square foot railroad spur building will be constructed on the project site. An approximately 1,500-foot rail spur for the transportation of steel to the facility will connect existing rail facilities west of the site to the site. Construction of the rail spur will be by the Pioneer Valley Railroad. Approximately 15.9 acres within the project site will be impervious, including the building itself and the paved area around the building. The building will be 53 feet in height with 5 stacks that will extend 63 feet above ground level (10 feet above the roofline). The site will include a new parking area that will accommodate 155 cars. A portion of the project site will be excavated for the construction of the steel galvanizing tanks. Several other businesses are located to the north and west of the proposed project site that make up the Industrial Park. Truck and automobile access to the project site will be via Servistar Industrial Way via Southampton Road. Southampton Road is accessed via Exit 3 off of the Massachusetts Turnpike (I-90).

**(B) On and Off-Site Alternatives** – The proposed facility is located on the most suitable portion of the 36.49-acre site. The proposed site does not have additional areas that can accommodate the approximately 750-foot x 200-foot structure without impinging on the flood easement area to the southeast. On the southern portion of the site is the Arm Brook Detention Pond, a wetlands area requiring 100 foot buffer under state and local wetlands regulations. Another site constraint is the Western Massachusetts Electric transmission lines that run along the northern boundary of the project site. A drainage easement also runs parallel to the electric lines. Sufficient area around the building footprint will need to be paved to accommodate deliveries of material to the facility.

The proponent selected the proposed site as a result of more than a three-year search. The proponent requires that this facility be located in proximity to its customer base in the New England region. The

proposed site was selected due to its suitable size and available upland area. The area is in an existing industrial park and is zoned for industrial use. The City of Westfield includes steel galvanizing as an approved use in its zoning ordinance. Close proximity to gas and electric lines will minimize the need for lengthy utility interconnections. The site is easily accessible by road and is near exit 3 of the Massachusetts Turnpike. The Pioneer Valley Railroad runs to the west of the site in a north/south direction. The proximity of the existing railroad and the ability of the project to construct a short (1500-foot) rail spur to connect to the railroad will enable the delivery of the steel material to the facility. Finally, existing water and sewer infrastructure are adjacent to the site.

**(C) Mitigation Measures**

**Land**

The proposed project will require the paving of 15.9 acres of land, which will accommodate the 156,000 square foot building, the 45,000 square foot addition, area around the building required for truck deliveries, rail spur construction, and parking area for approximately 155 cars. Access around the facility is necessary for loading and unloading large quantities of materials. Deliveries of steel will be made either via truck or rail. Deliveries via rail will be made at the rail spur off of the Pioneer Valley Railroad and will be unloaded at the rail spur building. The material will then be trucked to various areas within the facility for processing, then trucked back to the rail cars. Impacts on land include typical clearing, grading and site development activities. A buffer of woods will be maintained around the proposed construction. Landscaping is proposed along Servistar Industrial Way in front of the proposed parking area and in front of the parking area along the front of the proposed building.

**Stormwater**

The proposed project will incorporate a stormwater management system that will meet the nine DEP Stormwater Management Policy Standards and the requirements of the Westfield Conservation Commission. The proposed stormwater detention basin has been designed to retain the 10 and 25-year storm events with no increase in peak discharge from pre- to post-development. There is an increase (1.23 cfs) in peak runoff for only the 100-year storm event, which will not increase flooding impacts off-site. Other stormwater management structures have been incorporated into the design including structures, water quality swales, oil/water separators, and a detention basin.

**Wetlands**

The proposed project will not alter any wetlands. The facility has been oriented so all work associated with the main project site is located outside of the nearest 100-foot buffer zone. The 1500-foot railroad spur will be constructed by the Pioneer Valley Railroad and involves the installation of a culvert for the railroad spur. This work will require the alteration of 50 linear feet of an inland bank of an intermittent stream to the west of the proposed site. Additionally a portion of the rail spur will require construction in the 100 foot buffer zone of Bordering Vegetated Wetlands (14,324 square feet) on land west of the project site. A Notice of Intent was filed with the Westfield Conservation Commission on May 15, 2002 for this work. A copy of that filing is included with this ENF as Appendix D.

**Air**

The proposed project utilizes packed bed scrubbers to minimize acid gas emissions and a baghouse to minimize particulate matter emissions. The emission rates using these control devices meet the definition of Best Available Control Technology under the MA DEP's air pollution control regulations. The project will also incorporate low-NOx burners in its drying chambers, boiler and curing oven.

**Water and Wastewater**

The proposed site is within close proximity to interconnections to the City of Westfield Water Supply

and Wastewater Treatment Plant. Only short interconnections will be required to be constructed as described in further detail in this ENF. The City of Westfield has ample capacity to provide the water required for both process and potable use and the wastewater treatment plant has sufficient capacity to accommodate the wastewater (sanitary only) generated from the facility.

**Traffic**

The construction of the rail spur will enable deliveries of steel material by rail and thus reduce the total volumes of truck traffic to the facility.