

Commonwealth of Massachusetts

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

ENF

**Environmental
Notification Form**

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<i>14263</i>
MEPA Analyst:	<i>Deirdre Buckley</i>
Phone: 617-626-	<i>1044</i>

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: Raymour & Flanigan Development		
Street: Riverdale Street (a.k.a. Massachusetts State Highway 5)		
Municipality: West Springfield	Watershed: Connecticut	
Universal Transverse Mercator Coordinates:	Latitude: 42° 07' 44"	
	Longitude: 72° 37' 36"	
Estimated commencement date: Fall 2008	Estimated completion date: Summer 2009	
Approximate cost: \$2,000,000.00	Status of project design: 50 %complete	
Proponent: Raymour & Flanigan, West Springfield, LLC C/O Bohler Engineering		
Street: 352 Turnpike Road		
Municipality: Southborough	State: MA	Zip Code: 01772
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lucien M. DiStefano – Project Manager		
Firm/Agency: Bohler Engineering	Street: 352 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: (508) 480-9900	Fax: (508) 480-9080	E-mail: ldistefano@bohlereng.com ksanders@bohlereng.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): 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: Local: Site Plan Review/Special Permit
Federal: NPDES

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 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 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	5.57			
New acres of land altered		2.3		
Acres of impervious area	4.23	0.30	4.53	
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		
STRUCTURES				
Gross square footage	71,550	13,791	85,341	
Number of housing units	0	0	0	
Maximum height (in feet)	42.0'	< 42'	42.0'	
TRANSPORTATION				
Vehicle trips per day	0	2,116	2,116	
Parking spaces	0	278	278	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	3,578	15,785	19,363	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	3,578	15,785	19,363	
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.)

The proposed development is located on the easterly side of Riverdale Street (a.k.a. Massachusetts State Highway 5) in the City of West Springfield, Massachusetts. The project proposed includes the construction of two freestanding pad restaurants totaling 13,791 square feet of additional floor area on the parcel of land currently developed as a Raymour & Flanigan Furniture store. The property is further identified as map #59, Block #3, Lot #15 on the City of West Springfield Tax Assessor's map. The project is also inclusive of associated parking, landscaping, lighting, storm water management, and utility modifications.

Alternatives featuring various forms of retail uses have been previously considered by the Proponent. One alternative considered proposed the construction of approximately 25,000 square feet of additional spec retail to be attached to the easterly portion of the existing Raymour & Flanigan store. This alternative was promoted extensively by the Proponent, however, opposition raised by abutting property owners during preliminary review meetings before the West Springfield Planning Board resulted in the elimination of the additional retail component. This opposition was raised primarily on the basis of increased traffic demands resulting from the additional retail. Accordingly, the current plan results in approximately 45% less retail/commercial space and consequently less traffic impacts on said property.

Other alternatives included the placement of the proposed restaurants in other locations upon the property resulting in unfavorable traffic and/or pedestrian circulation on site. The current layout is desirable as it results in favorable traffic/pedestrian circulation patterns, maximized green space, and parking provisions consistent for this type of development.

Off-site improvement alternatives proposed in association with the alternate layouts referenced above included roadway modifications/improvements to both the Riverdale Street and Morgan Road rights-of-way. These improvements were subsequently abandoned when the additional 25,000 square feet of retail development was eliminated. During this review, the project received an Advisory Opinion (attached) from MEPA where it was determined that if future MEPA review is required "the Proponent would be instructed to evaluate the cumulative impacts of the proposed furniture store and any additional development on the subject site". As such, when evaluating Transportation impacts, this report assumes a full build condition including a 71,550 square foot furniture store (existing) and two restaurants comprising 13,791 square feet.

On-site mitigation measures included improvements to storm water management facilities, utilities, lighting, and parking which are all still included within the current project proposal.