

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13035
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1025

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: Proposed Retail Development at 350 Russell Street, Hadley		
Street: 350 Russell Street		
Municipality: Hadley	Watershed: Connecticut River	
Universal Transverse Mercator Coordinates: UTM NAD 83 Meters Zone 18 N: 46 92 104 to 46 92 745 E: 07 01 258 to 07 01 719	Latitude: 42°21 19 to 42°21 39 N Longitude: 72°33 23 to 72°33 02 W	
Estimated commencement date: July 2004	Estimated completion date: July 2005	
Approximate cost: \$35,000,000±	Status of project design: 15% complete	
Proponent: Pearson-Montgomery LLC		
Street: 123 Park Avenue		
Municipality: West Springfield	State: MA	Zip Code: 01089
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Shaun P. Kelly		
Firm/Agency: Vanasse & Associates, Inc.	Street: 10 N.E. Business Ctr. Dr. Ste. 314	
Municipality: Andover	State: MA	Zip Code: 01845
Phone: 978-474-8800	Fax: 978-688-6508	E-mail: skelly@rdva.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): N/A

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

List Local or Federal Permits and Approvals: **Order of Conditions, 401 Water Quality Certification, US ACOE Section 404 Permit PGP II, Zoning Special Permit for Business in an Aquifer Protection District, NPDES Construction 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 checked="" 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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <input checked="" type="checkbox"/> USACOE 404 Permit PGP II <input checked="" type="checkbox"/> NPDES Construction
Total site acreage	51.3±			
New acres of land altered		11.7±		
Acres of impervious area	9.5±	21.2±	30.7±	
Square feet of new bordering vegetated wetlands alteration		4,300		
Square feet of new other wetland alteration		31,500		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	400,000± S.F.	-50,000± S.F.	350,000± S.F.	
Number of housing units	0	0	0	
Maximum height (in feet)	65± smokestack, 30± buildings	10± (buildings)	40±	
TRANSPORTATION				
Vehicle trips per day	500	13,515±	14,015±	
Parking spaces	30	2,040±	2,070±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	26,500	-13,500	13,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	1000	12,000	13,000	
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 project involves the development of a retail shopping center located at the intersection of Route 9 and North Maple Street in Hadley, Massachusetts. The eastern portion of the 51± acre site is currently developed with 400,000± S.F. of greenhouses for wholesale flower production and distribution, portions of which were recently demolished. The proposed redevelopment of the site will involve the construction of approximately 350,000 S.F. of gross leasable storefront, parking areas and potential restaurant sites. Home Depot is proposed to anchor the retail area on approximately 14.25 acres in the northeast corner of the site. The proposed development includes parking for approximately 1,760± vehicles. The main access for the site will be the signalized intersection across from the Mountain Farms Mall. Two additional entrances are also proposed along North Maple Street. One is an alternative customer entrance, while the other is intended for commercial vehicles to access loading areas.

Alternatives considered for the proposed project include:

1. No Build Alternative
2. Build Alternatives

No Build Alternative: This alternative would result in the current greenhouse development remaining unused and continuing to fall into disrepair and as such this option was not further evaluated.

Build Alternative: In addition to the preferred alternative, two other build alternatives were

considered, which affect the treatment of a drainage ditch on site with wetland resources, including culverting and limited restoration.

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))
 Yes No; if yes, specify each threshold: **Creation of 10 or more acres of impervious area.**

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	9.2±	- 1.2±	8.0±
Roadways, parking, and other paved areas	0.3±	+ 22.4±	22.7±
Other altered areas (landscaped areas, storage)	15.3±	- 3.6±	11.7±
Undeveloped areas	26.5±	- 17.6±	8.9±

B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use? **The greenhouse area was used for agriculture production; however, this was inside buildings and not utilizing agricultural soils. The majority of the soils on site are not considered Prime Agricultural Soils or Soils of State or Local Importance. However, there are two areas, totaling approximately 5 acres, of Massachusetts Prime Soils on the northern border of the property. In order to mitigate the use of these prime agricultural soils, the proponent has secured a permanent agricultural restriction on an additional 30 acres of farmland located north of the project site.**

C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes 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 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 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 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 ; 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: **Stormwater will be managed according to DEP's Stormwater Management Policy by incorporating a detention pond which will provide at least 80% TSS removal and post construction flow rates will not exceed pre-construction flow rates.**

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