

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOEA No.: **13860**  
 MEPA Analyst: **HOLLY JOHNSON**  
 Phone: 617-626-**X 1023**

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 Center		
Street: 2031-2033, 2037 Boston Road (Route 20)		
Municipality: Wilbraham	Watershed: Chicopee and Connecticut (CT)	
Universal Transverse Mercator Coordinates: Zone 18, 4669183N, 708900E	Latitude: 42° 08' 59" N	Longitude: 72° 28' 18" W
Estimated commencement date: Spring 2007	Estimated completion date: Winter 2007	
Approximate cost: \$13 million	Status of project design: 75% complete	
Proponent: Merchants Wilbraham II, LLC	Contact: Gregg Sapere	
Street: One Hartfield Boulevard, Suite 102		
Municipality: East Windsor	State: CT	Zip Code: 06088
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Darlene E. Wynne		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: dwynne@vhb.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): The Project involves no financial assistance or land transfer from an agency of the Commonwealth.

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

List Local or Federal Permits and Approvals: Town of Wilbraham: Special Permit from Zoning Board of Appeals (approved on July 27, 2006); Order of Conditions from Conservation Commission (already issued on July 5, 2006).

Federal: National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities Notice of Intent to be filed with U.S. Environmental Protection Agency.

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
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions** (already issued, 7/6/06) <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 (including Legislative Approvals) – Specify:
New acres of land altered		0.2		
Acres of impervious area	5.3	+ 2.1	7.4	
Square feet of new bordering vegetated wetlands alteration		±2,380		
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	±67,534	+ 24,981	±92,515	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	±25	+12.5	37.5	
<b>TRANSPORTATION</b>				
Vehicle trips per day	±90	±5,970	±6,060	
Parking spaces	159	+ 228	387	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	±80	+ 11,220	±11,300	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	±75	+10,200	±10,275	
Length of water/sewer mains (in miles)	Wtr: 0.047 mile Swr: 0.060 mile	Wtr: 0.275 mile Swr: 0.129 mile	Wtr: 0.322 mile Swr: 0.189 mile	(Project involves construction of only on-site water and sewer lines)

**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.*)

Merchants Wilbraham II LLC (the "Proponent") is proposing to redevelop an existing commercial property on Boston Road (Route 20) in Wilbraham, Massachusetts to create a new retail center with a supermarket and a restaurant. The proposed retail center ("the "Project") will be situated on an approximately 15-acre site comprised of two contiguous parcels located at 2031-2033 and 2037 Boston Road within the Route 20 commercial corridor in Wilbraham. Land use in the site vicinity is urban/suburban in nature. The site is located on the south side of Route 20 with commercial, business, and retail facilities adjacent immediately to the east and west as well as to the north on the opposite side of the highway. The adjacent land to the south is wooded and residentially zoned. An unnamed perennial stream is located to the southwest of the property.

This Project is a redevelopment of an existing commercial plaza that is now partially vacant. Most of the project site has been previously developed or altered. A vacant existing structure that formerly housed a bowling alley and liquor store along with an associated surface parking lot occupy the northwest part of the site. An actively operating U-Store It self-storage warehouse facility is located to the rear. There are no buildings on the east half of the site, but substantial grading activities occurred on most of that part of the site a number of years ago and its surface area is presently characterized by bare compacted soil, gravel, and clusters of weeds and scrub shrub vegetation. There is a pile of excavated earthen spoil material on the east-center part of the site. Only the rear of the site furthest from Route 20 has not been previously developed or altered. The Project involves demolition of the existing building (approximately 44,654 square feet [SF] of building area) that housed the former bowling alley and liquor store, and demolition of part of the existing self-storage warehouse facility.

The Project involves new construction of approximately 74,435 SF of retail space in two new buildings. The larger of the two new buildings will be in the center of the property; it will be a Big Y Supermarket with 68,635± SF of floor area (including 4,852 SF of non-sales mezzanine area). A smaller 5,800± SF building for a new restaurant (approx. 200 seats) will be built at the front of the site adjacent to Route 20. A portion of the existing self-storage warehouse facility (approximately 22,880 SF of building area) will be maintained and continue to operate at the rear of the site. The Project also includes replacement or upgrading of the site's utility and drainage systems to accommodate the redevelopment. The existing surface parking areas will be reconfigured and expanded to provide an onsite supply of 387 parking spaces.

The proposed redevelopment Project is compatible with other existing retail, commercial, and business uses along this commercial corridor and is consistent with the purposes and standards of the Town of Wilbraham's General Business (GB) District, the current zoning designation for the property.

(continued on next page)

## **Project Description (continued)**

### **Environmental Notification Form**

#### **Proposed Retail Center – Wilbraham, Massachusetts**

The project site's two existing site access driveways onto Route 20 will be reconfigured as part of the site redevelopment. The proposed primary site access will be via the driveway, which will accommodate full movements into and out of the site. This driveway will be reconfigured to align directly opposite from the existing Wilbraham Crossing east driveway on the opposite side of Route 20 to form a geometric four-way intersection. The Proponent is proposing to implement traffic signal control at this primary site driveway and to provide signal coordination with the existing traffic signals on Route 20 at the driveway serving The Home Depot/Ski Haus to the west and at the intersection with Stony Hill Road. A secondary site driveway (unsignalized) will be located in the northeast corner of the site and will be designed to allow only right-turn movements into and out of the site. The Project is designed to accommodate cross-property drive connections between the retail center and its commercial neighbors—The Home Depot home improvement store on the west and the Interskate 91/Soccer City commercial recreational facility on the east. This will facilitate shared trip travel between all three sites by enabling motorists to travel between the sites internally without the need to utilize Route 20, thus helping to reduce traffic impacts. The connection to the skating facility to the east will afford that site's visitors safer access to Route 20 via the proposed signalized retail center driveway. The Project's potential traffic impacts will be mitigated by the proposed installation of traffic signal control at the primary site driveway, the implementation of traffic signal coordination between this and existing traffic signals on Route 20, and the accommodation of internal cross-connection drives with the adjacent commercial properties.

The Project is subject to compliance with the Massachusetts Wetlands Protection Act and will involve work within the regulatory 100-foot wetland buffer zone to Bordering Vegetated Wetland (BVW) and within the 200-foot Riverfront Area associated with the unnamed perennial stream to the southwest. The Project will alter approximately 2,380 SF of BVW but will provide a 2:1 ratio of compensatory mitigation through construction of an onsite 4,760 SF wetland replication area. The Proponent filed a Notice of Intent with the Wilbraham Conservation Commission and has already obtained an Order of Conditions (July 5, 2006). There has been no appeal or request for a DEP Superseding Order; therefore, there is no MEPA Wetlands jurisdiction over the Project. Wetland and water quality impacts are adequately mitigated by the proposed onsite wetland replication and implementation of a new onsite stormwater management system that will comply with the Massachusetts DEP Stormwater Management Policy and incorporate numerous best management practices. Attachment C of this EENF includes a copy of the Order of Conditions and, for informational purposes, provides a description of the site's wetland resources, proposed work, an evaluation of impacts and the approved mitigation measures; and a detailed stormwater management report.

The No-Build Alternative is not considered practical. Although this would not result in any significant environmental impacts, the site would be highly underutilized unless redeveloped in the future as some other permissible higher and better use. The No-Build Alternative would not result in increased tax revenue for the Town of Wilbraham or create new jobs and shopping opportunities. In addition to the Preferred Alternative, the Proponent has considered two alternative site plan configurations to evaluate potential layouts to best minimize environmental impacts and provide appropriate mitigation. Chapter 2 of this EENF presents and evaluates those two site layout alternatives. The site layout alternatives locate the restaurant building either to the northwest corner or northeast corner of the site rather than in the north-central part of the site as proposed in the Preferred Alternative. But these alternative site layout schemes would each be able to provide only one site access driveway onto Route 20, and one of the schemes prohibits the ability to align the primary site driveway with the existing Wilbraham Crossing driveway across Route 20. The impacts to the small BVW wetland near Route 20 would be similar to the Preferred Alternative, but the alternative plans do not as easily provide site area for wetlands replication and both site layout options would result in new land alteration in the southeast corner of the site (a steep, wooded area), which is avoided under the Preferred Alternative.

The Project is expected to generate 3,000 or more new average daily vehicle trips to a single location and therefore requires the filing of an ENF and a mandatory EIR (301 CMR 11.03[6][a][6]). The Project exceeds no other MEPA thresholds. The only required state agency permit is an Access Permit from the Massachusetts Highway Department. Thus, MEPA jurisdiction over the Project appears to be limited to Transportation.