

For Office Use Only
Executive Office of Environmental Affairs
 EOEА No.: 13626
 MEPA Analyst: A. Eslington
 Phone: 617-626-1024

ENF Environmental Notification Form

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: Lowе's of East Longmeadow		
Street: North Main Street		
Municipality: East Longmeadow	Watershed: Connecticut River	
Universal Transverse Mercator Coordinates: N4,661,165m, E295,102m	Latitude: N42°04'32" Longitude: E72°31'22"	
Estimated commencement date: June 2006	Estimated completion date: March 2007	
Approximate cost: \$15,000,000	Status of project design: 20 %complete	
Proponent: Heritage Park (E&A) LLC, a South Carolina Limited Liability Corporation		
Street: 900 Bank of America Plaza, 1901 Main Street		
Municipality: Columbia	State: SC	Zip Code: 29201
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Nathaniel Arai, P.E.		
Firm/Agency: Baystate Environmental Consultants, Inc.	Street: 296 North Main Street	
Municipality: East Longmeadow	State: MA	Zip Code: 01028
Phone: 413-525-3822	Fax: 413-525-8348	E-mail: narai@b-e-c.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): **NOT APPLICABLE**

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

List Local or Federal Permits and Approvals: **Site Plan Approval (East Longmeadow Planning Board); Section 404 (U.S. Army Corps of Engineers); Curb Cut Access (East Longmeadow Department of Public Works).**

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"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input 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	34.31			
New acres of land altered		23.5		
Acres of impervious area	0	12.5	12.5	
Square feet of new bordering vegetated wetlands alteration		500		
Square feet of new other wetland alteration		373,800		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	147,054	147,054	
Number of housing units	0	0	0	
Maximum height (in feet)	0	49	49	
TRANSPORTATION				
Vehicle trips per day	0	5,074	5,074	
Parking spaces	0	790	790	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	2,500	2,500	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	2,500	2,500	
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

See Appendix A for correspondence with MNHESP.

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

See Appendix A for correspondence with the Massachusetts Historical Commission.

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 proposed Lowe's home improvement retail store site is located on the southwest side of North Main Street (Route 83) in East Longmeadow (see Figure 1 – Site Locus). The site consists of 34.31 acres comprised of five (5) contiguous parcels of land adjacent to the existing Heritage Park Plaza shopping center. The five parcels include 5.03 acres of former railroad right-of-way with frontage on Westwood Avenue and North Main Street, a 14.77-acre parcel which consists of an abandoned sand and gravel pit, a 12.6-acre parcel containing Pecousic Brook and associated wetlands with frontage on Westwood Avenue, a 1.78-acre parcel fronting on North Main Street, and a 0.13-acre parcel also fronting on North Main Street (see Figure 2 – Parcel Description). Pecousic Brook is a perennial stream that flows in a northwesterly direction from Westwood Avenue along the former railroad embankment. At the rear of the existing shopping center, the brook turns west, crosses beneath the former railroad embankment in an existing culvert, and then follows the northern boundary of the abandoned gravel pit parcel.

The proposed project consists of a 147,054 square foot Lowe's retail home improvement store to be constructed at the 14.77-acre abandoned gravel pit site, which is currently zoned "Industrial". This parcel was the previous site of several radio broadcast towers and associated outbuildings, which were demolished and partially removed from the site ca. 1995. The proposed retail use will require 790 parking spaces for local zoning compliance. Access to the site will require construction of a 1,300± linear foot, two-lane access road along the former railroad right-of-way, entering from North Main Street opposite Harkness Avenue. Construction will also include an emergency access/egress drive connecting southerly to Westwood Avenue. This drive will be utilized as a public bikepath/walkway and, when combined with the sidewalk along the new access road, will allow pedestrian and bike access from Westwood Avenue to North Main Street / Harkness Avenue.

(b) Alternatives

Alternative off-site locations for a Lowe's store are not known to currently exist in East Longmeadow. The alternatives are limited to the following:

1. No Build

2. Build, with access to the building site along the former railroad right-of-way from North Main Street at Harkness Avenue and emergency access/egress along the former railroad right-of-way to Westwood Avenue. (Preferred Alternative)
3. Build, with access to the building site from the existing Heritage Park Plaza shopping center utilizing that development's existing access to North Main Street. This would necessitate a new crossing over Pecousic Brook to access the building site. Emergency access/egress would be along the former railroad right-of-way to Westwood Avenue.

The No Build alternative has no impacts. Both Build alternatives would impact traffic, wetlands, and riverfront area. The proposed Lowe's store will generate new daily vehicle trips to the site and will impact traffic along North Main Street. The first Build alternative would impact traffic primarily at the signalized intersection of North Main Street and Harkness Avenue. The second Build Alternative would impact traffic primarily at the existing signalized Heritage Park Plaza entrance. Both Build alternatives require the filling and mitigation of an isolated wetland at the main building site and will impact (and restore) riverfront area of Pecousic Brook. Both Build alternatives will generate increased peak stormwater flows with potential to increase the transport of suspended solids and pollutants to Pecousic Brook.

(c) Mitigation Measures

Traffic impacts will require both on- and off-site mitigation primarily in the form of widening North Main Street to add through lanes and entrance lanes and adjusting or upgrading signals at the intersections along the corridor. The first Build alternative would include significant intersection improvements at Harkness Avenue, changing it to a four-way intersection and adding dedicated turn lanes into the new site driveway as well as thru lanes in both directions on North Main Street. The second Build alternative was considered undesirable due to the severity of impacts to the existing shopping center's internal traffic and parking; therefore, in-depth analysis of traffic impacts and mitigative measures have not been pursued for this alternative. However, if this alternative were sought, it is anticipated that alterations would be required to the existing entrance and North Main Street corridor commensurate with the preferred alternative.

To mitigate the filling of the isolated wetland on the proposed Lowe's building site, necessary under both Build alternatives, a 1:1 wetland replication area will be constructed on upland area adjacent to Pecousic Brook (see Figure 4). Mitigation of the riverfront impacts under both Build alternatives would involve the restoration of disturbed riverfront area along the stream banks of the Pecousic Brook throughout the entire property being acquired for the project. Riverfront restoration will consist of removal of invasive plant species and planting of native riverfront vegetation in place of invasive species and in places where no vegetation exists today within the riverfront area (e.g.- within portions of the abandoned gravel pit area).

Stormwater runoff will be managed for both quantity control and quality maintenance in accordance with the DEP's Stormwater Management Policy. Construction and post-construction Best Management Practices (BMPs) will be specified, constructed, and maintained to ensure water quality throughout the life of the project. Runoff will be collected and treated to remove total suspended solids and other potential pollutants. A subsurface detention system will control post-development peak stormwater flow rates such that they do not exceed existing flow rates prior to discharge to Pecousic Brook.