

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.: <u>14331</u>
MEPA Analyst: <u>Aisling Eglinton</u>
Phone: 617-626- <u>1024</u>

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, Stockbridge Road		
Street: Stockbridge Road (Route 7)		
Municipality: Great Barrington	Watershed: Housatonic	
Universal Transverse Mercator Coordinates:	Latitude: 42d 12'42"N Longitude: 71d 20'40"W	
Estimated commencement date: Jan 1, 2009	Estimated completion date: June 1, 2009	
Approximate cost: \$1,825,000	Status of project design: 25%	
Proponent: Northeast Retail Leasing & Management Company, LLC		
Street: 360 Bloomfield Avenue, Suite 303		
Municipality: Windsor	State: CT	Zip Code: 16640
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Erik Mas, P.E.		
Firm/Agency: Fuss & O'Neill, Inc.	Street: 78 Interstate Drive	
Municipality: West Springfield	State: MA	Zip Code: 01089
Phone: 413-452-0445 x 4433	Fax: 413-846-0497	E-mail: emas@fando.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): 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: EPA NPDES Construction Stormwater Permit, Great Barrington Conservation Commission Order of Conditions, and Town Curb Cut Permit

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 checked="" 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 (including Legislative Approvals) – Specify:
Total site acreage	3.02			
New acres of land altered		NONE		
Acres of impervious area	2.19 AC	(.33 AC)	1.86 AC	
Square feet of new bordering vegetated wetlands alteration		NONE		
Square feet of new other wetland alteration		NONE		
Acres of new non-water dependent use of tidelands or waterways		NONE		
STRUCTURES				
Gross square footage	17,100	900	18,000	
Number of housing units	0	0	0	
Maximum height (in feet)	30' ±	5' ±	35' ±	
TRANSPORTATION				
Vehicle trips per day	0	2,084	2,084	
Parking spaces	85	26	111	
WASTEWATER				
Gallons/day (GPD) of water use	900 ± <small>(water meter)</small>	(600 ±)	300 ±	
GPD water withdrawal	NONE	NONE	NONE	
GPD wastewater generation/treatment	900 ±	(600 ±)	300 ±	
Length of water/sewer mains (in miles)	NONE	NONE	NONE	

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

None are known to exist at the project site. The site is not within Estimated Habitat of Rare or Endangered Species or Priority Habitat of Rare Species. Verification of the status of the site relative to federally listed endangered/threatened species has been requested through coordination with U.S. Fish and Wildlife Service (see correspondence in Attachment F).

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

No historic structures are believed to exist at the project site. A project notification form was submitted to the Massachusetts Historical Commission. The Great Barrington Historical Commission was also included in the correspondence. A copy of this correspondence is presented as Attachment G.

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

The project site is not located in or adjacent to an Area of Critical Environmental Concern based on a review of mapping available from MassGIS.

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.)

Northeast Retail Leasing & Management Company, LLC (the "Proponent") proposes to redevelop an approximately 3-acre commercial site along Route 7 (Stockbridge Road) in Great Barrington, Massachusetts. The project will result in the redevelopment of the former Pete's Motors auto dealerships located on the east side of Route 7 immediately south of Crissey Road and approximately 1 mile north of Route 23 (see locus map in Attachment A).

The project site is comprised of two building lots. Pete's Ford is currently located on the 1.23-acre north building lot (Lot 1), and Pete's Motors is located on the 1.79-acre south building lot (Lot 2).

The project site is served by public utilities (water, sewer, electric, and gas) and is currently zoned for Light Industry (I) use.

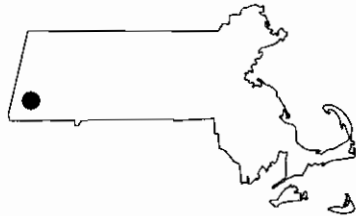
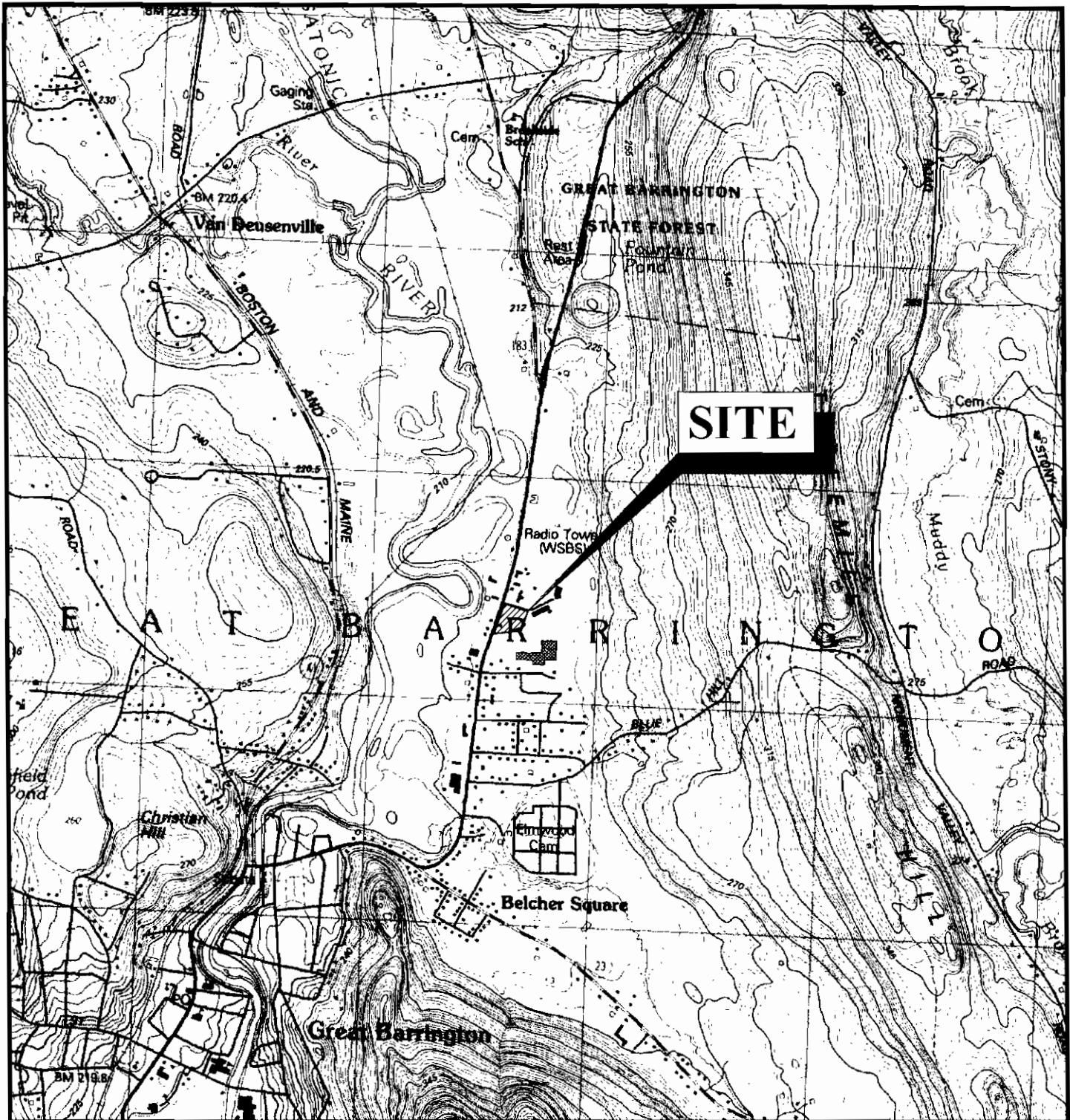
The project site is an existing developed site containing two one-story buildings (former auto dealership buildings), associated structures, and paved parking areas. Approximately two-thirds of the project site (95,600 SF) consists of impervious surfaces. The site is relatively flat and slopes slightly to the southeast. A small existing flow attenuation tank and dry detention basin is located at the southeast corner of the site. An area of Bordering vegetated Wetland (BVW) associated with an intermittent drainage swale lies to the south of Crissey Road behind the existing commercial properties and parking areas. A small portion of this BVW is located near the edge of the paved parking area on the southeast corner of the project site. The site is not within Estimated Habitat of Rare or Endangered Species or Priority Habitat of Rare Species, and is not within the 100-year floodplain. The project site is also well outside of the 200-foot Riverfront Area associated with the Housatonic River, which is located several hundred feet west of Route 7. Attachment A includes existing conditions site plans for the Project Site.

A Phase I Environmental Site Assessment (ESA) was performed for the site in 1997 and updated in 2008 (O'Reilly, Talbot & Okun, April, 2008) to evaluate the release or threat of release of oil or hazardous waste pursuant to MGL Chapter 21E resulting from the use of the site as auto dealerships since 1985. Based on the 1997 Phase I ESA and updated information presented in the April, 2008 report by OTO, no information was found to indicate reportable releases or threats of releases of oil and/or hazardous materials that requires further action pursuant to MGL Chapter 21E.

The proposed redevelopment will include two new retail buildings – a pharmacy with drive-through lanes on Lot 1, and a retail/bank with drive-through lanes on Lot 2. The project will require demolition of the existing buildings and structures and will result in 17,900 square feet of new commercial retail space. Site access will be provided from an existing curb cut at the southern end of the site along Route 7, a new shared curb cut along Route 7 near the center of the site, and a widened existing curb cut along Crissey Road. A second existing curb cut on Crissey Road near the intersection with Route 7 will be eliminated. The site will be regraded slightly, and the total impervious area of the developed site will be reduced by approximately one third of an acre (14,600 SF). Two new water quality swales and stormwater basins will be constructed to replace and expand the existing small basin. Underground infiltration facilities will also be constructed to recharge groundwater with roof runoff. Although the project is considered "redevelopment" under the state's Stormwater Management regulations, it will meet or exceed virtually all of the stormwater management requirements for new development. No wetlands will be disturbed and no wooded areas will be affected by the proposed project. Erosion and sedimentation control measures will be installed and maintained during construction. A long term operation and maintenance plan will be implemented. A proposed conditions plan is included in Attachment B.

The project is exempt from local Site Plan Review since the proposed use is permitted by right in the Light Industry zoning district. The project will require an Order of Conditions from the Great Barrington Conservation Commission for work within the buffer zone, pursuant to the Massachusetts Wetlands Protection Act and the Great Barrington Wetland Bylaw. A Notice of Intent (NOI) has been filed with the Great Barrington Conservation Commission. The project will require a Highway Access Permit from the Massachusetts Highway Department (MHD), as well as a local curb cut permit from the Town of Great Barrington. Submittal of a Notice of Intent and implementation of a construction-phase Storm Water Pollution Prevention Plan (SWPPP) under the EPA NPDES Construction Stormwater Permit will also be required.

Potential environmental impacts include wetland impacts, stormwater runoff, project generated traffic, and temporary impacts due to construction. The project incorporates mitigation elements and proposed improvements to minimize or mitigate potential environmental impacts.



MAP REFERENCE
 THIS MAP WAS PREPARED FROM THE FOLLOWING
 SCANNED USGS TOPOGRAPHIC QUAD IMAGES:
 q49882.sid, q49886.sid, q53882sid, q53886.sid

SCALE:	
HORZ	1" = 2000'
VERT	
DATUM:	
HORZ	
VERT	
GRAPHIC SCALE	



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NORTHEAST RETAIL
 LEASING & MANAGEMENT CO., LLC
 SITE LOCUS MAP
 ROUTE 7 GREAT BARRINGTON MASSACHUSETTS
 GREAT BARRINGTON MASSACHUSETTS

PROJ No 20080487 A10
 DATE OCTOBER XX 2008

FIG 1