

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: *14332*
 MEPA Analyst: *Aisling Eglinton*
 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: The Center at Lenox Retail Expansion Project		
Street: US Route 7 and US Route 20		
Municipality: Lenox	Watershed: Housatonic	
Universal Transverse Mercator Coordinates: 15348600 Northing, 2138476 Easting	Latitude: 42° 24' 18.00"N	Longitude: 73° 16' 00.00"W
Estimated commencement date: 5/2009	Estimated completion date: 9/2010	
Approximate cost: \$26 Million	Status of project design: 25 %complete	
Proponent: MEC Lenox Associates, LP, c/o S.R. Weiner and Associates, Inc.		
Street: 1330 Boylston Street		
Municipality: Chestnut Hill	State: MA	Zip Code: 02467
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Timothy J. Williams, PE		
Firm/Agency: Allen & Major Associates, Inc.	Street: 100 Commerce Way	
Municipality: Woburn	State: MA	Zip Code: 01888
Phone: 781-935-6889	Fax: 781-935-2896	E-mail: TWilliams@allenmajor.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):

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

List Local or Federal Permits and Approvals:

- Lenox Zoning Board of Appeals Site Plan Approval**
- Lenox Department of Public Works Application for Connection to the Water/Sewer Systems**
- Lenox Conservation Commission Order of Conditions**
- Massachusetts Natural Heritage and Endangered Species Program Determination of a Take**
- US EPA NPDES Construction General Permit Notice of Intent**

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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> MNHESP Determination of a Take
Total site acreage	35.99			
New acres of land altered		6.58		
Acres of impervious area	10.35	4.41	14.76	
Square feet of new bordering vegetated wetlands alteration		4,500		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	106,139	85,969	192,108	
Number of housing units	0	0	0	
Maximum height (in feet)	< 2 Stories	None	< 2 Stories	
TRANSPORTATION				
Vehicle trips per day	7,054*	3,602	10,656	
Parking spaces	673	95	768	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	8,573	5,069	13,642	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	7,794	4,608	12,402	
Length of water/sewer mains (in miles)	0.13 water 0.16 sewer	0.26 water 0.12 sewer	0.39 water 0.28 sewer	

*Assuming re-occupancy of the site.

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 **Southwest Corner of the property is mapped as 2008 NHESP Priority Habitat (PH 1471) of *Potamogeton hillii* (Hill's Pondweed), and *Symphotrichum prenanthoides* (Crooked-stem Aster)**)
 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

No Areas of Critical Environmental Concern are designated in the Town of Lenox or the abutting Town of Pittsfield (MassGIS, 2008)

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.*)

MEC Lenox Associates, LP. is proposing the Center at Lenox Retail Expansion Project on a parcel of land approximately 35.99 acres located on the west side of US Routes 7 and 20 in Lenox, Massachusetts. The project site is bordered by Pittsfield Road (US Route 7 and 20) to the east, a wooded wetland system to the north, wooded areas and a pond to the west, and an existing retail development to the south. Currently, the southern portion of the project site is occupied by an existing retail development comprised of two single-story retail buildings, a single-story bank, and a single story restaurant totaling 106,139 square feet and associated parking, utilities and a fire protection pond. The remainder of the site is comprised of undeveloped wooded areas and wetlands.

The proposed project will include the demolition of an approximately 956 square foot structure for the construction of a 13,225 square foot stand-alone retail pharmacy. The pharmacy will include a drive-thru, loading area, associated drives and parking, and utilities. In addition, a separate 73,700 square foot retail building will be constructed on the northern side of the parking lot which will include a proposed bank and multiple retail spaces. Construction of this building will include loading areas, associated drives and parking, and utilities. Proposed overall site redevelopment improvements include a pedestrian loop connection to all buildings and the public right-of-way, a local shuttle bus stop within the parcel, redesigned access driveways, parking areas, landscaped areas, underground utilities, and stormwater drainage systems. A total of approximately 4.4 acres of new impervious surface will be created as a result of the project.

Project Alternatives and Impacts. Under the Build Alternative the project would be completed as proposed above with anticipated impacts including effects to vehicular traffic conditions and wetlands. Mitigation for these impacts is included below. The parcel is not within a FEMA Flood Zone nor is it within an Area of Critical Environmental Concern. 2008 NHESP Maps indicate a Priority Habitat of Rare Species (PH 1471) of two plant species. Furthermore, the site does not contain any water supply areas (IWPA's, Aquifers, Zone IIs or Zones A, B or C). Mitigation measures for the Build Alternative are included below. The No-build Alternative for this site was not considered as it does not meet the programmatic requirement of the project. Under the No-build Alternative, the site would remain as it is currently with approximately 10.35 acres of impervious surface and a substandard drainage system. The No-build Alternative would not offer the mitigation measures described below.

Transportation. The proposed Center at Lenox expansion project is expected to generate 3,602 additional vehicle trips on a weekday assuming re-occupancy of the site. Based on field observation, discussions with the Town of Lenox, the Berkshire Regional Planning Commission, and MassHighway District 1 officials, and the results of the capacity and queue analyses, it is recommended that the traffic signal timing parameters be optimized along the Route 7/20 coordinated traffic signal system. At the intersection of Route 7/20 at the Center at Lenox and Holmeswood Terrace, it is recommended that the traffic signal timings and offsets be revised to improve traffic flow along Route 7/20 and reduce queuing. The proponent of this project is fully committed to funding and implementing such signal timing changes. At the intersection of Route 7/20 and Holmes Road, the Route 7/20 southbound left turns operate under protected and permissive phasing. Based on accident occurrence and discussions with local and State officials, it is recommended that Route 7/20 southbound left turns operate under protected phasing only. This improvement is expected to alleviate collisions. It is also recommended that a "RED SIGNAL AHEAD" sign be posted on Route 7/20 southbound in advance of the signalized intersection with Dan Fox Drive to

warn drivers that there is a signalized intersection ahead and that the signal is red.

Water. The current Center at Lenox is serviced by a 140,000 gallon Fire Pond located in the southwest corner of the parcel behind the existing retail structures. The fire pond is needed due to inadequate pressure and volume in the municipal water system at the site for fire suppression. The fire pond recycles water collected from the building roofs which is directed into the pond via a closed drainage system. A 1,500 gpm vertical turbine pump then draws water from the fire pond and is connected to on-site fire hydrants and building fire suppressions systems. The fire pond water booster pump is tested monthly by the Lenox Fire department. An investigation is underway into the potential expansion of this pond, if needed, to accommodate the proposed site expansion. Flow tests at Routes 7/20 were performed with the Town of Lenox Department of Public works on September 2, 2009 and confirmed adequate water supply is available for domestic use.

Sewer. The Lenox Wastewater Division is responsible for the maintenance of the Town's wastewater treatment system and operates a wastewater treatment facility at 239 Crystal Street and three pump stations on the west, east, and north sides of town. The wastewater treatment facility is designed to treat an average daily flow of 1.8 MGD and a peak flow of 4.1 MGD. Using the guidelines established in 310 CMR 15.00 and 314 CMR 7.00, the existing site generates 0.007 MGD (7,794 gallons/day) of wastewater. For the various proposed uses on site, the project will generate 0.012 MGD (12,076 gallons/day) of wastewater or an increase of 4,482 GPD. The generated sewage will be disposed of through the municipal sewage disposal system. The system will be designed in conformance with 314 CMR 7.00 and all local regulations.

Wetlands. The current development program has been designed to avoid activities in wetland that will result in impacts to the functions and values of the wetland system. No wetland crossings or areas of significant impact are proposed, however, the development plan identifies a few locations where a narrow outer edge of the wetland will be filled to accommodate grading. Mitigation is being conceived that will be responsive to the state and federal mitigation guidelines. The project impacts approximately 4,500 square feet of the resource area, Bordering Vegetated Wetlands, and no other resource areas. A Notice of Intent will be filed in November 2008 with the Lenox Conservation Commission and Department of Environmental Protection. The applicant will seek US Army Corps of Engineers concurrence that the work is eligible under the Massachusetts Programmatic General Permit Category 1.

Rare Species. NHESP 2008 mapping indicates Priority Habitat of Rare Species (PH1471) overlaps a small portion of the southwest corner of the parcel. NHESP informed that the mapping is for two plant species: *Potamogeton Hilli* (Hill's Pondweed), and *Symphyotrichum prenanthoides* (Crooked-stem Aster). Recent interaction with the Lenox Conservation Commission revealed an anecdotal past observation by a Commission member for Crooked-stem Aster. The Applicant will file a Determination of a Take with NHESP to address any available actions to avoid a Take and Conservation and Management Permit.

Stormwater. The proposed stormwater management system for the redevelopment project will comply with DEP's Stormwater Management Policy as well as any requirements set forth by the Town of Lenox. Best Management Practices anticipated to be incorporated into the design include proprietary water quality devices, a stormwater detention/retention pond, deep sump hooded catch basins, underground infiltration and street sweeping. Greater than 80% of Total Suspended Solids removal is anticipated. An Operation and Maintenance Plan which includes construction erosion and sediment controls, parking lot and driveway sweeping, limitations on de-icing chemicals, post-construction inspection and cleaning of the drainage system, and site stabilization procedures is being developed as well.

Landscaping. The Project has incorporated a comprehensive landscape plan both for aesthetic value as well as providing screening and buffering along Routes 7/20 thereby enhancing the scenic value of the transit corridor. Landscaping of open space areas and roadway embankments, where improvements are proposed will be introduced throughout the site. All approaches and entrances will be enhanced and highlighted through appropriate landscape architecture. Common areas, walkways and internal access drives will be landscaped with trees, shrubs and flowers to aid in making the areas more appealing and reduce traffic noise.