

**Commonwealth of Massachusetts**

Executive Office of Environmental Affairs ■ MEPA Office

**ENF**

**Environmental Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOE A No.: **13905**  
 MEPA Analyst: **Beiony Angus**  
 Phone: 617-626-**1089**

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: <b>Berkshire Gateway at Lee</b>		
Street: <b>Route 102 (aka Pleasant Street)</b>		
Municipality: <b>Lee</b>	Watershed: <b>Housatonic</b>	
Universal Transverse Mercator Coordinates:	Latitude: <b>042°-17'-45.04" N</b> Longitude: <b>073°-14'-26.24" W</b>	
Estimated commencement date: <b>March 2007</b>	Estimated completion date: <b>November 2008</b>	
Approximate cost: <b>\$15,000,000</b>	Status of project design: <b>25% complete</b>	
Proponent: <b>F.L. Roberts &amp; Co., Inc.</b>		
Street: <b>93 West Broad Street</b>		
Municipality: <b>Springfield</b>	State: <b>MA</b>	Zip Code: <b>01105</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Robert G. Fournier</b>		
Firm/Agency: <b>SK Design Group, Inc.</b>	Street: <b>2 Federico Drive</b>	
Municipality: <b>Pittsfield</b>	State: <b>MA</b>	Zip Code: <b>01201</b>
Phone: <b>413-443-3537</b>	Fax: <b>413-445-5376</b>	E-mail: <b>RFourrier@SK-Designgroup.com</b>

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: Site Plan Review; Special Permit; Floodplain Special Permit; Order of Conditions; Curb Cut Permit; NPDES 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 ( <b>Saturday only</b> ) |
| <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 <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	8			
New acres of land altered		0		
Acres of impervious area	5.1	+0.6	5.7	
Square feet of new bordering vegetated wetlands alteration		0		
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	25,650	+4,195	29,845	
Number of housing units	2	0	0	
Maximum height (in feet)	62	(18)	44	
<b>TRANSPORTATION</b>				Weekday/ Saturday, unadjusted
Vehicle trips per day	180/60	2972/3698	3152/3758	
Parking spaces	175	203	278	<sup>1</sup> Includes truck spaces
<b>WATER/WASTEWATER</b>				<sup>2</sup> Average daily flow
Gallons/day (GPD) of water use	4,120	6,160	<sup>2</sup> 10,280	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	7,590	12,970	<sup>3</sup> 20,560	
Length of water/sewer mains (in miles)	0	0	0	<sup>3</sup> Max. daily flow (per Title 5)

**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 Longnose Sucker)  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 subject property consists of 3 separate, contiguous parcels; 2 are currently used for residential and 1 commercial, with a combined area of 8.0 acres (see Appendix I- Preliminary Site Plans). The combined parcels are bounded to the north by the on-ramp at Interchange #2 of the Mass. Turnpike; to the east by Rt. 102 (a.k.a. Pleasant St.); to the south by commercial property; and to the west by the Housatonic River. The entire property is located in a Commercial Business Corridor zoning district.

The property is almost entirely developed, consisting of vacant buildings and paved or graveled parking surfaces. The residential houses are presently vacant, as is the former hotel located toward the rear of the property. The land slopes from east to west but is relatively level. The 100 yr. Flood elevation extends across much of the site. There is a sliver of wetlands that borders the Housatonic River to the west.

The centerpiece of the property is a large (70'x 300') building that formerly served as a hotel with 21 rooms, a trucker's lounge and restaurant, a convenience store, barber shop, game room, meeting room, vehicle storage, and warehouse storage. The property also contains a separate truck fueling facility (grandfathered from zoning) and small retail store.

The Applicant intends to raze the existing structures and redevelop the Premises for both traveler and resident related uses, consisting of a 93 room hotel, a 210 seat restaurant, convenience store, a 2-bay car wash, and a refurbished gasoline service station and a truck fueling facility. At this time, preliminary architectural plans have been developed only for the hotel (see Appendix I).

Since 1996 several iterations of the Site Plan have been evaluated. Each Plan had subtle differences with respect to parking islands, building locations, etc. They all consisted of a hotel as the centerpiece of the development. The most notable alternatives are illustrated in Appendix A. Site Plan "A" was not pursued due to the lack of floodplain compensation. Site Plan "B" was rejected by potential restaurant operators because the restaurant faced the wrong direction, and by Hilton Hotels because the truck parking was not segregated enough from the hotel. Note that the fueling facility is a pre-existing non-conforming use, located above the 100-year floodplain in the northeast corner of the property. As such, its current location is best suited for the property and has not been evaluated elsewhere.

The uses proposed for the property require various zoning and environmental permits as well as a Curb Cut permit from Mass Highway. To that end, Appendix C describes the zoning permits required from the Town. The environmental permits are listed on the front page of this ENF.

With respect to environmental impacts it is anticipated that any and all mitigating measures can and will take place on-site. All Riverfront standards (for re-development) will be met; drainage will be mitigated on-site; floodplain compensation will be provided on-site as well.

Traffic impacts are addressed in the Traffic Impact & Access Analysis Study (See Appendix H).

**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 X No; if yes, specify each threshold:

**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	<u>0.6</u>	<u>0.1</u>	<u>0.7</u>
Roadways, parking, and other paved areas	<u>4.6 ac.</u>	<u>0.5</u>	<u>5.1</u>
Other altered areas (describe)	<u>1.8 ac. (gravel)</u>	<u>(1.8)</u>	<u>0</u>
Undeveloped areas	<u>1.0</u>	<u>1.3</u>	<u>2.3</u>

B. Has any part of the project site been in active agricultural use in the last three years?  
 \_\_\_ Yes X No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 \_\_\_ Yes X 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 X 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 X No; if yes, does the project involve the release or modification of such restriction? \_\_\_ Yes \_\_\_ No; if yes, describe: