

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs
EOEA No.: <i>13929</i> MEPA Analyst: <i>Briony Angus</i> Phone: 617-626- <i>1029</i>

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		
Street: Route 2 and Route 2A		
Municipality: Greenfield	Watershed: Deerfield River	
Universal Transverse Mercator Coordinates: UTM 18, 47 20 213N, 6 99 370E	Latitude: 42° 36' 38" N Longitude: 72° 34' 09" W	
Estimated commencement date: Fall 2007 - Spring 2008	Estimated completion date: Spring 2010	
Approximate cost: \$15 – 18 million	Status of project design: 80 %complete	
Proponent: Greenfield Investors Property Development LLC		
Street: 1720 Post Road		
Municipality: Fairfield	State: CT	Zip Code: 06430
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lauren Gallagher		
Firm/Agency: VHB, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: 617-924-1770 x1643	Fax: 617-924-2286	E-mail: lgallagher@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): **No financial aid from the Commonwealth is being sought.**

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

List Local or Federal Permits and Approvals: Federal: NPDES General Permit for Stormwater Discharge from Construction Activities. City of Greenfield: Order of Conditions (Conservation Commission); Major Development Review (Zoning Board of Appeals, which includes recommendation through the Planning Board); Curb Cut Permit (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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	± 29 ac.			
New acres of land altered		±3.2 ac.		
Acres of impervious area	1.8 ac.	±9.5 ac.	±11.3 ac.	
Square feet of new bordering vegetated wetlands alteration		- 0 -		
Square feet of new other wetland alteration		3,460 sf		
Acres of new non-water dependent use of tidelands or waterways		- 0 -		
STRUCTURES				
Gross square footage	21,400 gsf	±138,600 gsf	±160,000 gsf	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	30 ft	±6 ft	36 ft	
TRANSPORTATION				
Vehicle trips per day	Negligible	±9,220	±9,220	
Parking spaces	±7	±597	604	
WATER/WASTEWATER				
Gallons/day (GPD) of water use ¹	±700	±8,100	±8,800	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/ treatment ¹	±630	±7,370	±8,000	
Length of water/sewer mains (in miles)	0.06 water / - 0 - sewer	0.30 water / 0.19 sewer	0.36 water / 0.19 sewer	

¹ Water and wastewater calculations are based on DEP guidelines (314 CMR 7.15 and 310 CMR 15.203).

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.)

Greenfield Investors Property Development LLC (the "Proponent") is proposing to redevelop an approximately 19-acre development parcel into an approximately 160,000 square foot [sf] retail store with garden center (the "Project"). The development parcel is part of a larger 29-acre site consisting of two lots divided by recently abandoned Gill Road west of the intersection of Routes 2 and 2A (the "Project Site"). The Site is generally bounded by Gill Road on the north, a re-located Site access drive on the east; French King Highway (Route 2A) on the south; and a parcel boundary on the west in Greenfield, Massachusetts (the "Project Site"). See Figure 1.1 for the Site location.

The 19-acre development parcel to the south of Gill Road (the "South Parcel") is largely disturbed due to past gravel operations and, currently, a construction/fuel supply operation. The approximately 10-acre parcel to the north of Gill Road (the "North Parcel") is undeveloped and consists largely of wetland resource areas. Figure 1.2 shows the existing site conditions.

Multiple site development alternatives were considered during the preliminary design stage. Some alternatives proposed a "strip" retail development with larger amounts of retail space and restaurant space compared to the Project; therefore, requiring a large amount of parking spaces. Other alternatives proposed a variation of the types of retail uses (i.e., a supermarket). As with the Project, all alternatives would provide the community benefits of the redevelopment of an underutilized and contaminated parcel, including improved water quality with new stormwater management features and sufficient transportation mitigation. Generally, as described in Chapter 2, *Alternatives Analysis* of this Expanded

ENF, the Project would introduce fewer environmental impacts compared to the site development alternatives considered. Figure 1.3 shows the proposed site conditions.

While the Project will introduce new traffic to the Site and surrounding roadways, numerous transportation improvements are proposed in order to minimize impacts from Project-related traffic. Generally, these include transportation system management (TSM) strategies, including roadway re-configurations (i.e., exclusive left- and right-hand turning lanes), installation of signage and signal coordination. Additionally, to further reduce traffic on the roadway system and encourage alternative transportation modes to the Project, the Proponent has committed to promote/coordinate transportation demand management (TDM) measures. In summary, with the implementation of the recommended traffic improvement measures and demand management strategies, it has been determined that the surrounding roadway network can adequately and safely accommodate the anticipated traffic increases generated by the proposed retail development. See Chapter 4, *Transportation* for further details.

Based on reviews of the MassHistoric files, there are no known historic properties on or near the Site and the South Parcel does not appear to hold any archaeological significance (as expected due to the highly disturbed and altered state of the parcel due to past gravel operations). However, the North Parcel, which is largely covered by wetlands and is undeveloped, may have archaeological significance in relation to a Native American burying ground. Therefore, the Proponent is committing to donate this 10-acre parcel to the Friends of the Wissatinnewag (FOW) where an agreement is currently being worked out between the Proponent and the FOW and the Narragansett Indian Tribe. Additionally, MassHistoric has requested that a reconnaissance archaeological survey be completed at the Project Site (letter dated November 15, 2006).