

Commonwealth of Massachusetts
 Executive Office of Energy and Environmental Affairs
 Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: 16005

MEPA Analyst: Alex Steysky

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: <u>Proposed Development</u>		
Street Address: <u>125 Mohawk Trail – Route 2A</u>		
Municipality: <u>Greenfield</u>	Watershed: <u>Deerfield River</u>	
Universal Transverse Mercator Coordinates:	Latitude: <u>42.585210</u>	Longitude: <u>-72.617293</u>
Estimated commencement date: <u>Spring 2019</u>	Estimated completion date: <u>Fall 2020</u>	
Project Type: <u>Non-Residential (Mixed Use)</u>	Status of project design: <u>90 %complete</u>	
Proponent: <u>Parmar Properties North, LLC</u>		
Street Address: <u>239 Russell Street</u>		
Municipality: <u>Hadley</u>	State: <u>MA</u>	Zip Code: <u>01035</u>
Name of Contact Person: <u>Kelly Killeen</u>		
Firm/Agency: <u>CHA Consulting, Inc.</u>	Street Address: <u>141 Longwater Dr</u>	
Municipality: <u>Norwell</u>	State: <u>MA</u>	Zip Code: <u>02061</u>
Phone: <u>781-982-5434</u>	Fax: <u>781-982-5490</u>	E-mail: <u>KKilleen@chacompanies.com</u>

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you 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
 (Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?
Transportation- 11.03(6)(b) 13. Generation of 2,000 or more New adt

Which State Agency Permits will the project require?
State Highway Access Permit from MassDOT

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: **None**

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	4.86		
New acres of land altered		4.40	
Acres of impervious area	2.24	1.00	3.24
Square feet of new bordering vegetated wetlands alteration		0 square feet	
Square feet of new other wetland alteration		0 square feet	
Acres of new non-water dependent use of tidelands or waterways		0 acres	
STRUCTURES			
Gross square footage	0.85 acres	-0.23 acres	0.62 acres
Number of housing units	100 hotel rooms	-10	90 hotel rooms
Maximum height (feet)	Approx. 25	19	44
TRANSPORTATION			
Vehicle trips per day	836	2,025	2,861
Parking spaces	125	48	173
WASTEWATER			
Water Use (Gallons per day)	11,000	-265	10,735
Water withdrawal (GPD)	N/A		
Wastewater generation/treatment (GPD)	11,000	-265	10,735
Length of water mains (miles)	N/A		
Length of sewer mains (miles)	N/A		
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

The project site is currently occupied by a vacant hotel and a previous small business. The existing 2-story, 100-room hotel has a pool in the central courtyard and is surrounded on three sides by parking lots. The small business has a gravel driveway and overgrown lawn area.

Describe the proposed project and its programmatic and physical elements:

The proposed project includes a 4-story 90-room hotel, a drive-thru coffee/donut shop, a bank, and 3 retail spaces. Adequate parking spaces will be provided throughout the site to accommodate each proposed use. The proposed development has been calculated to generate equal to or less than the existing sewer flows from the site. A new water main is proposed to loop through the project site. Hydrant flow tests have been performed on the adjacent streets. The developer is coordinating with the natural gas utility purveyor as to the adequacy of the existing gas mains servicing the existing project site. Stormwater runoff is proposed to be managed on-site with little impact on the municipal drainage or adjacent resource areas.

Traffic trips per day are expected to increase by over 2,000, mainly due to the addition of the coffee/donut shop with drive thru. A detailed traffic study is being performed in cooperation with the MassDOT.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

The proposed hotel is the focal point of the site with the accessory buildings intended to maximize the value of the site. A project with the hotel building alone would not provide the same return on investment made into the property.

An alternative for the hotel design would be a 2-story design similar to the existing, vacant hotel with a larger room count and larger building footprint. The project site is adjacent to wetland and riparian resource areas and the building footprint would either encompass more of the buffer zones or the project's developable area would be reduced. The proposed 4-story hotel building was chosen for its compact footprint and 90 room count based on market research. The proposed project design has reduced building footprint in the developed condition by over 25% as compared to the existing site conditions.

NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:
The project proposes traffic mitigation according to the Traffic Study prepared by CHA.

If the project is proposed to be constructed in phases, please describe each phase:

Phase 1 will involve construction of the retail pads, parking areas, and driveways from the southerly Miner Street access to the site extents at Mohawk Trail. Utilities lines will also be constructed. Phase 2 will involve construction of the hotel and associated parking areas on the northerly side of the site. The hotel will also be tied into the utility lines constructed during Phase 1.