

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

**Environmental Notification Form**

<p><i>For Office Use Only</i></p> <p>EEA#: <u>16022</u></p> <p>MEPA Analyst: <u>Purvi Patel</u></p>
---

*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: Cabotville Mill Redevelopment		
Street Address: 165 Front Street		
Municipality: Chicopee	Watershed: Chicopee River	
Universal Transverse Mercator Coordinates: 18T 4669064.63 N 697442.48 E	Latitude: 42.148830	Longitude: -72.610430
Estimated commencement date: June 2019	Estimated completion date: May 2020	
Project Type: Residential/Commercial Mixed Use	Status of project design: 95% complete	
Proponent: 4 Perkins LLC		
Street Address: c/o The SilverBrick Group 307 West 38th Street Suite 1414		
Municipality: New York	State: NY	Zip Code: 10018
Name of Contact Person: Stephanie Krueel		
Firm/Agency: VHB	Street Address: 99 High Street	
Municipality: Boston	State: MA	Zip Code: 02110
Phone: 617-607-2972	Fax: 617-728-7782	E-mail: skrueel@vhb.com
<p>Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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:</p> <p>a Single EIR? (see 301 CMR 11.06(8)) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>a Special Review Procedure? (see 301CMR 11.09) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>a Waiver of mandatory EIR? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>a Phase I Waiver? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)</i></p> <p>Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?</p> <ul style="list-style-type: none"> <li>• (6)(b)(13) - Generation of 2,000 or more new ADT on roadways providing access to a single location</li> <li>• (10)(b)(1) - Demolition of all or any exterior part of any Historic Structure listed in or located in any Historic District listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth</li> </ul> <p>Which State Agency Permits will the project require?</p> <ul style="list-style-type: none"> <li>• Massachusetts Department of Transportation (MassDOT) Permit to Access State Highway</li> </ul>		

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:

- State Housing Development Incentive Program (HDIP), Office of Housing and Community Development (OHCD)
- Massachusetts Historic Rehabilitation Tax Credits

Summary of Project Size & Environmental Impacts	Existing	Change	Total
<b>LAND</b>			
Total site acreage	11.20		
New acres of land altered		0	
Acres of impervious area	10.96	(4.18)	6.78
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	689,310 <sup>1</sup>	0	689,310 <sup>1</sup>
Number of housing units	0	545	545
The Maximum height (feet)	±110	0	±110
<b>TRANSPORTATION</b>			
Vehicle trips per day	0	2,992	2,992
Parking spaces	1,146	(489)	657
<b>WASTEWATER</b>			
Water Use (Gallons per day)	0	61,050	61,050
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	0	54,945	54,945
Length of water mains (miles)	0	0	0
Length of sewer mains (miles)	0	0	0
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			

<sup>1</sup> Includes basements. No additional square footage will be constructed for this Project.

**GENERAL PROJECT INFORMATION – all proponents must fill out this section**

**PROJECT DESCRIPTION:**

Project Site and Existing Conditions: The Project Site encompasses 11.2 acres at 165 Front Street and 0 Exchange Street just west of Chicopee Center. It contains a mill complex built in the 1840s. Please refer to Attachment 1, Section 1.1 for additional details.

Project Description: The Project will renovate three existing mill buildings to create up to 550 new residential units. The existing surface parking will be redesigned to comply with City of Chicopee zoning requirements, which will result in an increase in pervious coverage and a reduction in impervious coverage and the number of parking spaces. Please refer to Attachment 1, Section 1.2 for additional details.

Anticipated Impacts: Please refer to Attachment 1, Section 1.5 for additional details.

Project Alternatives: No-Build, Reduced Build, and Preferred Alternatives were analyzed. Please refer to Attachment 1, Section 1.5 for additional details.

Proposed Mitigation: Please refer to Attachment 1, Section 1.6 for additional details.

If the project is proposed to be constructed in phases, please describe each phase: The Project is anticipated to be completed in two phases. Please refer to Attachment 1, Section 1.3 for additional details.

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:**

Is the project within or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  No

If yes, does the ACEC have an approved Resource Management Plan? \_\_\_ Yes \_\_\_ No;

If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? \_\_\_ Yes \_\_\_ No; If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

**RARE SPECIES:**

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/priority\\_habitat/priority\\_habitat\\_home.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm))

Yes (Specify \_\_\_\_\_)  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:**

Does the project site include any structure, site or district listed in the State Register of Historic Places or the inventory of Historic and Archaeological Assets of the Commonwealth?  Yes (Specify: **Dwight Manufacturing Company (CHIE)**)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?  Yes (Specify **Two existing pedestrian bridges will be replaced.**)  No

**WATER RESOURCES:**

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site?

\_\_\_ Yes  No; if yes, identify the ORW and its location. \_\_\_\_\_

*(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)*

Are there any impaired water bodies on or within a half-mile radius of the project site? \_\_\_ Yes  No; if yes, identify the water body and pollutant(s) causing the impairment: \_

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission? \_\_\_ Yes **X No**

**STORMWATER MANAGEMENT:**

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:

The Project will be designed to comply and meet the standards set forth in the City of Chicopee's Stormwater Regulations. The existing Site utilizes a stormwater collection system which contains no water quality provisions. Discussions with the City of Chicopee Department of Public Works (D.P.W.) have indicated that the concern with stormwater is more of quality rather than quantity. Additional information can be found in Attachment 1, Section 1.8.

**MASSACHUSETTS CONTINGENCY PLAN:**

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan?

Yes \_\_\_ **No X** ; if yes, please describe the current status of the site (including Release Tracking Number (RTN) cleanup phase, and Response Action Outcome classification): \_\_\_\_\_

Is there an Activity and Use Limitation (AUL) on any portion of the project site? Yes \_\_\_ **No X** ; if yes, describe which portion of the site and how the project will be consistent with the AUL:

\_\_\_\_\_

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN?

Yes \_\_\_ **No X** ; if yes, please describe: \_\_\_\_\_

**SOLID AND HAZARDOUS WASTE:**

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood:

The Project will generate construction refuse and debris consisting of wood, metal and other building materials. Construction refuse and debris will be contained within dumpsters/trailers and be disposed of promptly to the proper facility for disposal or re-used/recycled, as applicable.

*(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)*

Will your project disturb asbestos containing materials? **Yes X** No \_\_\_ ; if yes, please consult state asbestos requirements at <http://mass.gov/MassDEP/air/asbhom01.htm>

Describe anti-idling and other measures to limit emissions from construction equipment:

Equipment will be required to abide by the Massachusetts anti-idling regulation, which limits idling of motor vehicles to five minutes (310 CMR 7.11).

**DESIGNATED WILD AND SCENIC RIVER:**

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River? Yes \_\_\_ **No X** ; if yes, specify name of river and designation:

If yes, does the project have the potential to impact any of the "outstandingly remarkable" resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River?

Yes \_\_\_ No \_\_\_ ; if yes, specify name of river and designation: \_\_\_\_\_;

if yes, will the project will result in any impacts to any of the designated "outstandingly remarkable"