

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

Environmental Notification Form

For Office Use Only

EEA#: _____

MEPA Analyst: _____

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: Eagle Mill Redevelopment		
Street Address: West Center Street		
Municipality: Lee	Watershed: Housatonic	
Universal Transverse Mercator Coordinates: 644017.8E 4685789.6N UTM Zone 18T		Latitude: 41.31052N Longitude: -73.25240W
Estimated commencement date: 11/2020		Estimated completion date: 11/2023
Project Type: Residential, commercial		Status of project design: 85%complete
Proponent: Eagle Mill Redevelopment LLC		
Street Address: 55 Hurlburt Road		
Municipality: Great Barrington	State: MA	Zip Code: 01230
Name of Contact Person: Robert Fournier		
Firm/Agency: SK Design Group, Inc.	Street Address: 2 Federico Drive	
Municipality: Pittsfield	State: MA	Zip Code: 01201
Phone: (413) 443-3537	Fax: (413) 445-5376	E-mail: rfournier@sk-designgroup.com

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 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

(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)?

(6) Transportation

Which State Agency Permits will the project require?

MassDOT Highway Access

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: **(See Exhibit B – List of Financial Assistance Mass.)**

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	9.0±		
New acres of land altered		0	
Acres of impervious area	6.0±	0	6.0±
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	
STRUCTURES			
Gross square footage	123,000±	(46,580)	76,420±
Number of housing units	7	121	128
Maximum height (feet)	30	20	50
TRANSPORTATION			
Vehicle trips per day	14,469	1556	16,025
Parking spaces	150±	24	174
WASTEWATER			
Water Use (Gallons per day)	unknown	0	11,530±
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	unknown	0	11,530±
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			

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 the former Eagle Mill, a paper mill more recently known as Schweitzer-Mauduit International located at 73 West Center Street, Lee, MA. The 6.1-acre mill site is a fully developed historic mill complex, dating back to the early 1800's which contains a 103,000 square foot main building and a 6,600 square foot machine shop building, both of which are accessed from a paved driveway off West Center St. (see Exhibit M). The mill complex is serviced by municipal utilities including sewer, water, electric and gas. Generally, stormwater from the property has gone untreated, sheet-flowing into a number of catch basins which eventually outlet to the Housatonic River. The property and buildings are bordered by the Housatonic River to the north, West Center Street and residential Homes to the south and west, and the Housatonic Railroad to the east. Additionally, the Eagle Mill property Encompasses a 2.4-acre parcel of land located on the north side of the Housatonic River, which is largely undeveloped, except for a sewer easement which bisects this property.

The Proponent has purchased several adjacent residential properties in order to enlarge the Eagle Mill redevelopment complex. These property acquisitions will allow for the construction of additional buildings and parking. Most of the houses on these properties essentially block the site lines into the mill from the road and will be razed as part of this project.

For purposes of this ENF, the entire development area consists of the 6.1 acre mill property, the 2.4 acre undeveloped property to the north, and the 7 or so small residential properties located between the mill and the road (north side of W. Center St.), totaling 9.0 acres. At one point, the development encompassed other properties on the *south* side of W. Center St., totaling another 2 acres± (see Exhibit K). However, that portion of the project has recently been eliminated from the development which is now focused solely on the north side of the street.

Describe the proposed project and its programmatic and physical elements:

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

The proposed redevelopment project includes several components. The east end of the Eagle/ Union Mill will be demolished, pursuant to review and approval by the National Parks Service (NPS) under the Mass. Historical guidelines (see Exhibit F). It will be replaced by a new 4-story residential building (and parking areas). The westerly-most end of the mill will be replaced by 3-story condominium construction. The remaining portions of the Eagle/ Union Mill building will be converted into apartments.

The existing free-standing machine shop building will be converted into retail space and offices.

Finally, a new building (approximate footprint of 10,000 S.F.) will be constructed along West Center St., where the existing residential homes are located. It will contain additional retail space on the ground level and additional residential units on the second floor.

The final overall project will contain a total of 12,900 square feet of commercial/ retail, and 128 individual residential units. Renderings of the project are included in Exhibit O.

The project consists of 5 main building entities constructed/built out over two phases. See -- Building renderings:

1. Phase 1

- a. Union mill / Eagle Mill
 - i. 55 residential units in approximately 75,000 sf. Total of approx. 100,000 sf with circulation and amenities. Areas do not include existing basement spaces.
 - ii. Approx. 70% low-income housing tax credit (LIHTC), 30% market rate
 - iii. Constructed within historic mill buildings
- b. Machine Shop
 - i. Ground floor: public retail market with total area approx. 6,600 sf.
 - ii. Second floor: private closed offices with common conference room and kitchen; total area approximately 3,200 sf.
 - iii. Constructed within historic mill building
- c. West End Condominiums
 - i. 6 market rate condominiums for individual sale
 - ii. Total square footage approx. 13,200 sf including garages at lower level.
 - iii. Each unit has two dedicated parking spaces
 - iv. New construction on/over existing foundations

2. Phase 2

- a. New Eagle Housing
 - i. 43 residential units in approx. 47,000 sf. Total built area of approx. 56,000 sf.
 - ii. Approx. 70% LIHTC, 30% market rate
 - iii. New construction on cleared site.
- b. Center St. Mixed Use
 - i. Approx. 30,000 sf total;
 - ii. 24 residential units
 - iii. Approximately 4100 sf of retail/commercial on south half of ground floor

The entire project was approved by various town agencies in 2018/2019. These included:

1. Lee Planning Board – *Site Plan Review* (see Exhibit E)
2. Lee Zoning Board of Appeals – *Special Permit* (see Exhibit E)
3. Lee Conservation Commission – *Order of Conditions* (see Exhibit J)
4. Lee Historical Commission – *Tax Credit Application approvals* (see Exhibit F)

Since then, the project has been scaled back for economic reasons and re-submitted to the town for amendments to the permits that were already granted. *All* construction that was originally proposed on the south side of West Center St. was eliminated. In addition, the *program* was adjusted to include more residential units where commercial space was proposed, namely in the mill buildings. This is now the “preferred” alternative. The parking requirements under the new program are significantly less (148 spaces less) than the former plan. The updated Site Plan was approved in 2020/ 2021 by the same town agencies listed above. A copy of the original Site Plan is provided herein for comparison purposes (see Exhibit K).

Phase 1 construction is anticipated to begin in late 2021, and be completed by 2023, depending on market demand. Phase 2 will begin in 2022-2023 and be completed by 2025, depending on market demand.

New lighting and landscaping will be provided throughout the site. The lighting will be LED, downward-directing fixtures in accordance with "Dark Sky" guidelines. Landscaping will be non-invasive, indigenous species, mix of trees and shrubs, including landscape islands to break up the parking spaces. The proposed lighting and landscaping are illustrated on the final, approved site plans (Exhibit N).

The development will be accessed by (2) curb cuts along West Center Street to provide adequate, safe circulation of traffic and emergency vehicles. Open air surface parking areas will be constructed throughout the facility. There are a total of 174 parking spaces proposed. Traffic and access will be reviewed by MassDOT as part of an Access permit application. As of this date, the application has not been made.

New utilities (sewer, water, electric, etc.) will be installed. The general layout of utilities is shown on the project plans. The capacity of municipal infrastructure is capable of supporting the project. Sewer and water capacities have been reviewed by the appropriate town departments as part of the local permitting process for the project in 2018/ 2019.

Stormwater currently flows unmanaged at the Eagle Mill property. The proposed development contains measures for collecting and treating stormwater from impervious areas, employing best management practices (BMP's) to the maximum extent practical as outlined in the Mass. Stormwater Management Standards. A partial copy of the Stormwater Report can be found in Exhibit C. The full report is too voluminous for purposes of this ENF and is available upon request.

Wetland Resource Areas were delineated at the site and include: Mean Annual High Water (for Riverfront Area), Bordering Land Subject to Flooding, and Land Under Waterbodies and Waterways. These were field-delineated, plotted by survey, and approved under a Request for Determination of Applicability through the Lee Conservation Commission in January 2018. A partial copy of the Notice of Intent can be found in Exhibit D. The full Notice of Intent is too voluminous for purposes of this ENF and is available upon request.

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:

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.*

Project Proponents frequently consider other potential development sites to weigh against any proposal for developing a given parcel. However, in the case of Eagle Mill, the redevelopment project was borne from the desire to resurrect the abandoned and dilapidated complex, which has great historical and societal significance to the Town of Lee and surrounding area. Further, the Eagle Mill site is prominently located adjacent to the historic downtown Lee district and directly on the Housatonic River. Given that the project has been driven by the need to reclaim this site for the benefit of the Town and its residents, no alternate location has been considered.