

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: Noble Energy Travel & EV Discovery Center

Street Address: #195, 197, 201, & 201A Charlton Road (Rte. 20)

Municipality: Sturbridge

Watershed: Quinebaug

**Universal Transverse Mercator Coordinates:
4,667,117mN, 742,910mE (Zone 18)**

Latitude: 42.117871°N

Longitude: -72.062219°W

Estimated commencement date: 10/1/2021

Estimated completion date: 10/1/2022

Project Type: Travel Plaza

Status of project design: 75 %complete

Proponent: Noble Energy Real Estate Holdings, LLC

Street Address: 131 Buckingham Street, Suite 301

Municipality: Hartford

State: CT

Zip Code: 06106

Name of Contact Person: Michael Frisbie

Firm/Agency:

Noble Energy Real Estate Holdings, LLC

Street Address:

131 Buckingham Street, Suite 301

Municipality: Hartford

State: CT

Zip Code: 06106

Phone: 860-462-0527

Fax:

E-mail:

mfrisbie@noblegasct.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 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)?

301 CMR 11.03 (6)(a)6, generation of 3,000 or more New average daily trips (adt) on roadways providing access to a single location.

Which State Agency Permits will the project require?

MassDOT State Highway Access Permit and Traffic Signal Regulation

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

Summary of Project Size & Environmental Impacts	Existing 7.275 acre	Change 7.27 acre	Total 7.27 acre
LAND			
Total site acreage	7.275 acres		
New acres of land altered		None	
Acres of impervious area	5.19 acres	-1.1 acres	4.09 acres
Square feet of new bordering vegetated wetlands alteration		N/A	
Square feet of new other wetland alteration		N/A	
Acres of new non-water dependent use of tidelands or waterways		N/A	
STRUCTURES			
Gross square footage	14,306 SF	+15,892 SF	30,198 SF
Number of housing units	N/A	N/A	N/A
Maximum height (feet)	20' +/-	+15' +/-	35'
TRANSPORTATION			
Vehicle trips per day	Neg.	+6,832 ^a	6,832
Parking spaces	0 Marked Spaces	+205	205
WASTEWATER			
Water Use (Gallons per day)	N/A	N/A	9,044 gpd
Water withdrawal (GPD)	N/A	N/A	9,044 gpd
Wastewater generation/treatment (GPD)	N/A	N/A	8,221 gpd
Length of water mains (miles)	N/A	N/A	N/A
Length of sewer mains (miles)	N/A	N/A	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			

^aBased on traffic counts conducted at similar travel centers identified by MassDOT located in Sutton and Millbury, Massachusetts, and ITE LUCs 840, *Automobile Sales (New)* (8,866 sf); 710, *General Office Building*, (4,482 sf); and 932, *High-Turnover (Sit-Down) Restaurant* (120 seats).
Neg. = negligible.

GENERAL PROJECT INFORMATION

PROJECT DESCRIPTION:

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

The existing Site consists of four (4) separate properties totaling approximately 7.3 +/- acres located in a Commercial II Zoning District. There are no on-site or nearby jurisdictional wetlands. The Applicant obtained a “Negative Determination of Applicability” for the Site from the Sturbridge Conservation Commission on 12/03/20 (See Attachment E).

The Site is currently occupied by a vacant former restaurant building and truck terminal business with associated office space and paved parking areas. There are also existing underground storage tanks (UST) associated with the truck terminal business located on-site. Currently all Site stormwater runoff is discharged directly to the Route 20 drainage system with no current on-site treatment. Site is serviced by town water and sewer available within the adjacent Route 20 right of way.

Describe the proposed project and its programmatic and physical elements:

Noble Energy (Applicant) is proposing to purchase the existing four (4) parcels totaling approximately 7.3 +/- acres and create two (2) new commercial properties. Applicant proposes to construct the following:

Lot 1 will include a proposed 8,437 +/- SF Noble Energy Filling Station / Convenience Store with Drive thru coffee / sandwich shop, and “Frisbie’s Ice Cream” take out and outdoor walk-up service window. The filling station will provide ten (10) motor vehicle fueling islands with overhead canopy, ten (10) electric vehicle charging spaces with overhead canopy, and four (4) high speed diesel fueling positions.

Lot 2 will include a proposed 16,640 +/- GSF, 2-Story Electric Vehicle (EV) Discovery Center to include a first-floor electric vehicle display showroom and discovery learning center. Second floor will include an approximate 120 seat full-service restaurant and bar, outdoor patio, and separate office space for Noble Energy and building tenants. The Applicant is also partnering with nearby Nichols College to provide a management training program at this facility giving students both local employment and management experience.

The project will most likely require a new traffic signal on Route 20 and provide new Site parking, utilities, stormwater management infrastructure, landscaping, and lighting in accordance with Town of Sturbridge Regulations.

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.

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:

A detailed “Alternatives Analysis” report is included in Attachment C.

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