



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Deval L. Patrick
GOVERNOR

Timothy P. Murray
LIEUTENANT GOVERNOR

Ian A. Bowles
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1181
<http://www.mass.gov/envir>

June 20, 2008

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME: Valley Medical Group Medical Building
PROJECT MUNICIPALITY: Easthampton
PROJECT WATERSHED: Connecticut
EEA NUMBER: 14244
PROJECT PROPONENT: Eastern Hampshire Development Group, LLC
DATE NOTICED IN MONITOR: May 21, 2008

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

Project Description

As outlined in the Environmental Notification Form (ENF), the project involves demolition of an existing restaurant building and construction of a medical building at 238 Northampton Street (Route 10) at the corner of Northampton Street and Lyman Street in Easthampton. The project will consist of a two-story medical office building with a footprint of 15,502 square feet (sf) and two parking areas with 142 parking spaces. The site will be accessed via two one-way driveways entering and exiting the site onto Lyman Street. Existing access points onto Northampton Street/Route 10 will be closed.

Jurisdiction

The project is undergoing environmental review pursuant to Section 11.03(1)(b)(4) of the MEPA regulations because it involves the conversion of 1.04 acres of land in active agricultural use to nonagricultural use. The project requires the following permits and/or

approvals: a National Pollutant Discharge Elimination System (NPDES) General Permit from the U.S. Environmental Protection Agency (EPA); an Access Permit from the Massachusetts Highway Department (MassHighway); a Special Permit from the Easthampton Planning Board; and an Order of Conditions from the Easthampton Conservation Commission.

Because the Proponent is not seeking financial assistance from the Commonwealth for the project, MEPA jurisdiction is limited to those aspects of the project that may cause significant Damage to the Environment and that are within the subject matter of required or potentially required state permits. In this case, jurisdiction extends to wetlands, stormwater and traffic.

Wetlands and Stormwater

The project will result in an increase of 0.41 acres of impervious surface at the site, for a total of 1.66 acres. As part of the site redevelopment, the Proponent will install a closed drainage system with deep-sump hooded catch basins that will convey stormwater runoff to an infiltration basin. The infiltration basin will provide treatment and control of stormwater discharge in compliance with the Department of Environmental Protection's (MassDEP) recently revised Stormwater Management Standards (January 2, 2008). The stormwater management system will be reviewed by the Easthampton Conservation Commission during the local wetlands permitting process. In its comments on the ENF, MassDEP noted that due to the vehicle trips associated with the project, the site will be classified as a *Land Use with a Higher Potential Pollutant Load*, and therefore the Proponent will need to demonstrate compliance with Standard #5 of the Stormwater Management Policy.

The project's wetland impacts are limited to buffer zone impacts related to the construction of the stormwater infiltration basin. The Proponent has submitted a Notice of Intent to the Easthampton Conservation Commission for the project (DEP #151-0253).

Transportation

The project is anticipated to generate 1,094 average daily trips (adt). Access to and egress from the site will be provided on Lyman Street. At the MEPA site visit for the project held on May 30, 2008, the City of Easthampton expressed concerns regarding the project's impacts on vehicular safety at the intersections of Route 10/Lyman Street and Route 10/O'Neill Street, particularly during MassHighway's bridge replacement project along Route 10 over the Manhan River, scheduled to occur in 2010. The Proponent should coordinate with MassHighway and the City of Easthampton during the Access Permit and local review process to ensure that the traffic impacts of the project are adequately mitigated.

The Pioneer Valley Transit Authority (PVTA) R-41 bus line operates in the vicinity of the site. The Proponent should work with the PVTA to investigate the possibility of increasing service or locating a bus stop close to the project site to expand transit opportunities for employees and visitors.

Conclusion

Based on a review of the information provided by the Proponent and after consultation with the relevant public agencies, I find that the potential impacts of this project do not warrant the preparation of an EIR. No further MEPA review is required at this time.

June 20, 2008

Date



Ian A. Bowles

Comments Received:

6/4/2008	New England Regional Council of Carpenters
6/10/2008	Department of Environmental Protection, Western Regional Office
6/13/2008	Executive Office of Transportation

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