

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

**ENF Environmental**  
**Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>
EOEА No.: <u>14358</u> MEPA Analyst: <u>Nick ZAVOLAS</u> Phone: <u>617-626-1031</u>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Stop & Shop Supermarket		
Street: 93 – 97 Northampton Street		
Municipality: City of Easthampton	Watershed: Manhan River	
Universal Transverse Mercator Coordinates: Zone 18 0691937 E 4683070 N	Latitude: N 42 16' 41"	Longitude: W 72 40' 19"
Estimated commencement date: 1Q 2009	Estimated completion date: 4 Q 2009	
Approximate cost: \$7,000,000	Status of project design: 75 %complete	
Proponent: Stop & Shop Supermarket Company, LLC		
Street: 1385 Hancock Street		
Municipality: Quincy	State: MA	Zip Code: 02169
Name of Contact Stephen Brewer		
Firm/Agency: Wagner Engineering Associates	Street: 600 State Street	
Municipality: Portsmouth	State: NH	Zip Code: 03801
Phone: 603-766-4598	Fax: 603-766-4599	E-mail: sbrewer@wagner-eng.com

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

Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No

Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No

Is this an Expanded ENF (see 301 CMR 11.05(7)) 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

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): **There will be no financial assistance or land transfers from an agency of the Commonwealth.**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: **City of Easthampton Planning Board –Special Permit and Site Plan Approval; City of Easthampton Conservation Commission – Order of Conditions; City of Easthampton Historic Commission-Demolition Approval; U.S Environmental Protection Agency (EPA)- NPDES General Permit for Stormwater Discharges from Construction Activities**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |  |                                       |  |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water           | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation             |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC            | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____ _____
Total site acreage	34.07			
New acres of land altered		11 ac		
Acres of impervious area	0.6 ac	5.7 ac	6.3 ac	
Square feet of new bordering vegetated wetlands alteration		1,593 sf		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		N / A		
<b>STRUCTURES</b>				
Gross square footage	7,798 sf	59,662 sf	57,460 sf	
Number of housing units	1	- 1	0	
Maximum height (in feet)	30 ft +/-	2 ft +/-	32 ft +/-	
<b>TRANSPORTATION</b>				
Vehicle trips per day	50	6,840	6,890	
Parking spaces	48	219	267	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	913 gpd	2,387 gpd	3,300 gpd	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	697 gpd	2,603 gpd	3,300 gpd	
Length of water/sewer mains (in miles)	0	.53 miles	.53 miles	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

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

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

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

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

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

An application has been filed with NHESP for review.

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

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

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

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

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

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

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

#### **Project Overview:**

Stop & Shop Supermarket Company, LLC (the "Proponent") is proposing to redevelop an existing commercial property on Northampton Street (Route 10) in the City of Easthampton, Massachusetts to create a retail center to consist of a 37,500 sf supermarket with 3,000 sf of mezzanine floor area, 4,900 sf of attached retail, 12,000 sf of freestanding retail with a drive thru, and a self-serve fueling facility with a 60 sf attendant kiosk (collectively, the "Project"). The Project includes approximately 267 on-site parking spaces. **See Proposed Site Plan attached as Figure 3.** The Project will be situated on an approximately 18 acre leasehold site owned by the Margaret H. Courtney Family Trust (the "Courtney Trust") and leased to the Proponent (the "Project Site"), located within the Route 10 commercial corridor on the north side of Easthampton. The Project Site represents a portion of the overall 34.07 acres of land owned by the Courtney Trust. **See attached Figure 1 and Figure 2 for property boundaries and existing conditions.**

The Project Site lies within two zoning districts - the Highway Business Zone extends into the Project Site a distance of approximately 800 feet from Northampton Street, and the remainder is within the Residential - Suburban A (R-15) Zone. The Project will be situated solely within that portion of the Project Site that is in the Highway Business Zone.

Active land uses in the vicinity of the Project Site are predominantly commercial in nature as shown in Figure 2. While residential uses abut the southerly edge of the Project Site (on the other side of a tree-lined natural buffer), the land on the opposite side of Route 10 and to the north is dedicated primarily to commercial use, including Cernak Buick, Cernak Fuel, Burger King, CVS, McDonalds, and others.

#### **Existing Land Disturbance:**

The proposed Project is a redevelopment project. The existing uses on the Project site include a golf driving range operation, an ice cream stand and a single family residence. Approximately 80% of the Project Site has been previously altered or developed in connection with existing structures, parking lots, access drives, and other improvements related to the current uses.