

**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>	
EOEA No.:	13471
MEPA Analyst:	Aisling Eglinton
Phone: 617-626-	1024

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: Proposed "Gibbs Crossing" Expansion		
Street: Palmer Road (Route 32)		
Municipality: Ware	Watershed: Chicopee	
Universal Transverse Mercator Coordinates:	Latitude: 42° 14' 13" N Longitude: 72° 17' 20" W	
Estimated commencement date: Fall 2005	Estimated completion date: 06/06	
Approximate cost: \$10 Million	Status of project design: 50% complete	
Proponent: W/S Ware Properties Limited Partnership		
Street: 1330 Boylston Street		
Municipality: Chestnut Hill	State: MA	Zip Code: 02467
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Stephen P. DeCoursey, P.E. / S. Scott Rogers		
Firm/Agency: Bohler Engineering, P.C.	Street: 352 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: (508) 480-9900	Fax: (508) 480-9080	E-mail: sdecourey@bohlereng.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. 9155)  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): None

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

List Local or Federal Permits and Approvals: **Local:** Dimensional Variances (Zoning Board of Appeals), Site Plan Approval (Planning Board), Special Permits, **Federal:** NPDES Permit

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 checked="" 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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	66.5			
New acres of land altered		25.9 ±		
Acres of impervious area	13.8 ±	19.6 ±	33.4 ±	
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	172,177	265,817	437,994	
Number of housing units	0	0	0	
Maximum height (in feet)	27' ±	48' ±	21'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	8,470 vpd	8,080 vpd	16,550 vpd	
Parking spaces	845	997	1,842	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	9,190	26,610	35,800	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	9,910	26,610	35,800	
Length of water/sewer mains (in miles)	0	1.7	1.7	

**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

**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.)

The subject site consists of an existing Wal-Mart Retail Store which currently is situated on a 66½ acre parcel located on Palmer Road (Route 32), in the Town of Ware, Massachusetts. The remaining areas of the site consist primarily of open grass areas and woodlands. The Ware River and associated wetland complex exist to the south and east of the subject property. The project includes a 169,793 square foot Lowe's Home Improvement Warehouse, a 4,000 square foot bank, 81,145 square feet of various retail and commercial uses, and two (2) restaurants of approximately 5,500 square feet each. The proposed development will include electric, communication, propane, water, and sewer services.

For work on-site, there will be no impacts to the existing wetlands. For sewer main extensions off-site work will be performed within the buffer zones, riverfront areas and within banks.

One alternative considered was to not develop the existing property. This option was eliminated due to the fact that no revenue would be generated for the Town of Ware in the form of tax dollars and no additional jobs will be created due to the construction and expansion of the shopping center. The second alternative considered was to fully develop the site. However, in order to help reduce traffic impacts and conserve open space, this alternative was discarded. Approximately 50% of the entire property will remain pervious due to the steep topography and large quantities of earth work required. Given the current zoning regulations, it is likely this land will remain undeveloped in the foreseeable future.

Mitigation for anticipated increase in traffic to the site is provided by proposed improvements at the proposed driveway intersection with Palmer Road, (Route 32), including traffic signal modifications and additional turn lanes.