



Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: *13788*
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: Mixed Used Development		
Street: Thorndike Street		
Municipality: Palmer	Watershed: Chicopee	
Universal Transverse Mercator Coordinates: X 720946.89 Y: 4672359.71	Latitude: 42°10'20" Longitude: -72°19'30"	
Estimated commencement date: 6/1/06	Estimated completion date: 3/07	
Approximate cost: \$4,000,000	Status of project design: 100 %complete	
Proponent: Northeast Realty Associates, LLC		
Street: PO Box 180		
Municipality: East Longmeadow	State: MA	Zip Code: 01028
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Philip Cordeiro		
Firm/Agency: Allen & Major Associates, Inc	Street: 25 Wareham Street	
Municipality: Middleboro	State: MA	Zip Code: 02346
Phone: (508) 318-1700	Fax: (508) 317-1701	E-mail: pcordeiro@allenmajor.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 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

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): **Not Applicable**

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

List Local or Federal Permits and Approvals: **This project will seek Special Permit and Site Plan approval from the Palmer Planning Board; Order of Conditions under municipal wetlands ordinance from the Palmer Conservation Commission; Sewer Connection permits to connect to Municipal Sewer from MA DEP; and building permits from the Palmer Building Department.**

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
LAND				<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 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	9.84			
New acres of land altered		9.21		
Acres of impervious area	0	5.79	5.79	
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	0	28,250	28,250	
Number of housing units	0	0	0	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	5,860	5,860	
Parking spaces	0	363	363	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	34,381	34,381	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	31,256	31,256	
Length of water/sewer mains (in miles)	0	0	0	

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 project site is located along Thorndike Street (Route 32) between Shearer Street, an intersecting street to the North, and the off ramp of Exit 8 of the Massachusetts Turnpike (Route 90) to the south. The project site totals 428,627 square feet, or 9.84 acres. The site is presently undeveloped and is heavily wooded. A small pocket of wetland resource area is located at the northern most portion of the site.

The topography of the site ranges from an elevation of 652 feet to 418 feet at the lowest grade to be developed. The 234 feet of grade change is comprised of steep slopes ranging between 10% and 35%. The site also exhibits a subsurface ledge condition as depicted by numerous ledge outcroppings evident on the site. The ledge is also characterized from field reconnaissance and research based on nearby projects.

The site is located in the Highway Business Zone (HB) per the Town of Palmer Zoning Map dated May 2004. The site is affected by two overlapping utility easements in the Northern portion. The first easement is twenty feet wide, which is centrally located within the second easement, one hundred feet wide. Both easements are under ownership of AT&T.

The project site contains several different soils classified as follows: Windsor Loamy Sand (WnC/WnD) is located on the northern portion of the site, the southern portion is comprised of Charlton and Narragansett extremely stony soils (COE). The soils were obtained from the Soil Survey of Hampden County, Massachusetts (Central Part) published by the United States Department of Agriculture Soil Conservation Service.

All lot lines, utilities, wetland delineation, and any other existing site information used have been compiled from an on the ground survey by Allen & Major Associates, Inc. The site topography was obtained from an aerial survey conducted at the direction of A&M.

In its current state, the project site drains from the easterly high point of the site to the west down the steep slopes towards Thorndike Street. The stormwater is divided into two primary watersheds. The first drains toward an existing 42" corrugated metal culvert pipe (CMP), under Thorndike Street into a nearby stream eventually draining into the Quaboag River. The second watershed drains more southerly into the closed drainage system on Thorndike Street, discharging from a flared end section into a wetland area adjacent to the Mass Turnpike exit ramp. This wetland area also eventually drains into the Quaboag River.

The Flood Insurance Rate Map for the Town of Palmer (Community Panel 250147-0007 B, November 4, 1981) describes the project site as Zone C. No portion of the site falls within the 100-year flood zone.

The proposed site is a mixed use development comprised of a banking facility, fast food facility, restaurant space, and a convenience store/gas station facility for a total of 28,650 square feet of development. The restaurant space will be comprised of a fast food location with drive through facilities and two casual themed sit down restaurants.

Off-site mitigation includes widening Route 32 (Thorndike Street), signaling the intersection of Shearer Street, Thorndike Street and the site driveway, and land donation along the right-of-way.