

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: *13578*
 MEPA Analyst: *Beirny Angus*
 Phone: 617-626-*1029*

ENF Environmental Notification Form

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: Home Improvement Store of North Adams		
Street: Route 8		
Municipality: North Adams	Watershed: Hudson River	
Universal Transverse Mercator Coordinates: Zone 18, 47 24 882 N, 6 55 067 E	Latitude: 42° 39' 46" N	Longitude: 73° 06' 27" W
Estimated commencement date: April 2006	Estimated completion date: December 2006	
Approximate cost: \$20 Million	Status of project design:	50 %complete
Proponent: Nigro Development, LLC		
Street: 125 Wolf Road		
Municipality: Albany	State: NY	Zip Code: 12205
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Ms. Lauren Gallagher		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, PO Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: lgallagher@vhb.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): The Project involves no financial assistance or land transfer 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 North Adams: Order of Conditions (Conservation Commission), Special Permit for Retail Use in an Industrial Zone and Site Plan Approval (Planning Board), an Parking Variance (Zoning Board of Appeals). Federal: NPDES General Permit for Construction Activities (Environmental Protection Agency).**

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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	41-acres			
New acres of land altered		+15-acres		
Acres of impervious area	±1-acre	+12.5-acres	±13.5-acres	
Square feet of new bordering vegetated wetlands alteration		-0-		
Square feet of new other wetland alteration		+5,900 sf		
Acres of new non-water dependent use of tidelands or waterways		-0-		
STRUCTURES				
Gross square footage	-0-	+185,500 gsf	±185,500 gsf	
Number of housing units	-0-	-0-	-0-	
Maximum height (in feet)	NA	+30-feet	±30-feet	
TRANSPORTATION				
Vehicle trips per day	-0-	+5,925	±5,925	
Parking spaces	-0-	+778	±778	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	-0-	+14,075	±14,075	
GPD water withdrawal	-0-	-0-	-0-	
GPD wastewater generation/ treatment	-0-	+14,705	±14,075	
Length of water/sewer mains (in miles)	-0-	+0.75-mi. / +0.35-mi.	±0.75-mi. / ±0.35-mi.	

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.*)

Nigro Development, LLC (the "Proponent") proposes to redevelop a gravel site (approximately 21-acres) on an overall 41-acres parcel of land located on Curran Memorial Highway (Route 8) in North Adams, Massachusetts. A small portion of the parcel fronts on South State Street. The easterly approximately 21-acres are located in an industrial (I-1) zoning district which (the "project site") will be developed into an approximately 180,000 square feet retail center with associated parking (the "Project"). The remaining westerly portion of the parcel (approximately 20-acres total) is zoned for residential use (RU-1 district) with no street frontage or access and will remain undeveloped under the Project. See Figure S.1 for a site location map.

Historically, a gravel mine and rock crushing plant operated from approximately 1945 to 1993 as well as the storage of construction equipment leaving the project site vacant and heavily disturbed. A few structures related to the past gravel operations exist in the southernmost section of the project site including a shed and a construction equipment storage facility. A former municipal well is located on the front portion of the project site. According to information obtained from the City of North Adams, the well was decommissioned (grouted and capped) in accordance with MADEP procedures approximately 8-10 years ago. The pump was removed and the waterlines were cut and capped. A mixture of retail and commercial uses surrounds the project site to the south and east. To the west, the land is primarily undeveloped. Resource areas have been identified and flagged on the easterly portion of the project site. There is an intermittent drainage channel that flows from south to north across the project site, approximately 1,100 feet west of Route 8. A perennial stream has been identified to the north of the project site and a small portion of Riverfront buffer area crosses the northwest corner of the Project. In addition, there are two man-made excavated ponds along the northerly boundary of the project site that were used as sedimentation basin during the gravel washing operation. Existing stormwater runoff flows to the north and east, eventually reaching the Hoosic River which is approximately 1,000 feet east of the project site. See Figure S.2 for the existing conditions site plan.

The Project involves construction of an approximately 137,000 square feet home improvement store with a 32,000 square foot garden center, an approximately 5,500 square feet restaurant and a 4,500 square feet bank with drive-thru access. A total of approximately 744 parking spaces will serve the overall Project as well as ancillary utilities, drainage facilities, and landscaping. Access to the Project is proposed via two driveways; one at a modified signalized intersection of Route 8/Route 8A and one at the existing unsignalized driveway will be provided off of South State Street. See Figure S.3 for the proposed conditions site plan.

Site development alternatives were investigated to minimize the Project's potential impacts related to the surrounding wetland resources and stormwater runoff. The No-Build Alternative was considered non-viable and,

therefore was dismissed as an option for the subject parcel. Although the No-Build Alternative would not result in any new impacts, it would also eliminate the Project's environmental and community benefits, particularly with respect to the restoration of the project site, implementation of water quality improvements, as well as increased tax revenue and newly created jobs.

Since majority of the project site that is proposed to be developed was previously disturbed by the gravel operations the Project is expected to have minimal environmental impacts to the surrounding community. Furthermore, the Project has been designed to contain development within the limits of the previously disturbed area in order to minimize impacts to the project site's surrounding wetland resources as well as mitigate potential impacts to water quality while introducing new economic opportunities in the form of jobs and tax revenue for the surrounding community. Potential environmental impacts include project-generated traffic, wetlands, stormwater runoff, water/wastewater, and temporary impacts due to construction.

Mitigation elements and/or improvements for each impact area are proposed in order to reduce any potential environmental impact due to the Project. The primary access to the Project will require modifications to accommodate the projected traffic volumes which may include improving the existing traffic signal adjacent to the project site on Route 8. Some minor permanent impacts are proposed with in the wetlands and construction activities will take place in the buffer zone. A stormwater management system will be constructed in order to mitigate any potential impacts to down gradient wetland resource areas associated with discharge of runoff from the project site. Water supply to the Project will be supplied from the City of North Adams municipal system and sanitary sewage will be discharged to the existing municipal system to the south of the project site, which ultimately flows to the Adams treatment facility. Lastly, regarding temporary construction impacts, dust suppression and air quality controls during the construction period as required under the National Pollutant Discharge Elimination System permit will be implemented and a temporary construction access permit will be filed with the Massachusetts Highway Department to allow construction traffic to access the site off of Route 8.

See the attached *Project Summary* narrative for more detailed information.