

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF Environmental
Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **14308**
 MEPA Analyst: **NICK ZAVOLAS**
 Phone: 617-626-**1030**

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: CVS Southwick		
Street: 215 College Highway		
Municipality: Southwick	Watershed: Westfield	
Universal Transverse Mercator Coordinates: UTM 18 683214E 4655709N	Latitude: 42° 1' 35" N	Longitude: 72° 47' 11" W (NAD 83/WGS84)
Estimated commencement date: Spring '09	Estimated completion date: Spring '10	
Approximate cost: \$10 MM	Status of project design:	25 %complete
Proponent: Gershman Brown Crowley		
Street: 14 Breakneck Hill Road - Suite 101		
Municipality: Lincoln	State: RI	Zip Code: 02865
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Vigneau		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 2 Washington Square - Suite 219	
Municipality: Worcester	State: MA	Zip Code: 01604
Phone: 508-752-1001	Fax: 508-752-1276	E-mail: dvigneau@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 will not seek financial assistance nor does it require a land transfer from 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: Local: Southwick Planning Board - Site Plan Review;

Southwick Conservation Commission - Order of Conditions; Southwick Board of Health - Soil Suitability Site Assessment (Perc Test); Federal: US EPA: NPDES General Permit for Stormwater Discharge from Construction Activities.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03) 301 CMR 11.03 (6)(b)13. Generation of 2,000 or more New adt on roadways providing access to a single location; 301 CMR 11.03(10)(b)1. Demolition of all or any exterior part of any Historic Structure listed in or located in any Historic District listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth.

- | | | |
|---------------------------------|---------------------------------------|---|
| <input 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 checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) - Specify:</i> Potential MOA with Massachusetts Historical Commission - Former Gillett Cigar Factory
Total site acreage	5.85			
New acres of land altered		2.04		
Acres of impervious area	0.81	2.78	3.59	
Square feet of new bordering vegetated wetlands alteration		0		
Linear feet of new other wetland alteration - Bank		240		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	3,280	30,945	34,225	
Number of housing units	3	(3)	0	
Maximum height (in feet)	25±	(3.5±)	21.5±	
TRANSPORTATION				
Vehicle trips per day	70	2,070	2,140	
Parking spaces	10+	167	177	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	440	1,280	1,720	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment - (on-site septic)*	440	1,280	1,720	
Length of water/sewer mains (in miles)	0	0	0	

*Based on 301 CMR 15.00 - Title 5 = 50gpd/1,000 SF

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 Former Gillett Cigar Factory (SOU.19)) 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 consists of the construction of a 13,225 square foot (SF) CVS Pharmacy store and 21,000± SF of retail space on a 5.85-acre parcel located at the northwest quadrant of the intersection of College Highway (State Route 10 & 202) and Vining Hill Road and Congamond Road (State Route 168) in Southwick (please refer to Site Locus Figures 1 and 2 in Attachment A). The site access will be from three locations, including two curb cuts on Vining Hill Road and one from College Highway (State Route 10 & 202). A MassHighway Access Permit is required for the modification to the existing curb cut on Route 10 & 202.

The Project site currently contains eight (8) buildings, consisting of two (2) houses (one occupied and one abandoned), four (4) four barns, one (1) garage and one (1) smaller outbuilding. All of the buildings on the site will be demolished and removed from the property. One of the buildings on the site, the former Gillett Cigar Factory is an inventoried property listed on the local and state inventories of historic assets. It is understood that the Southwick Historical Commission is interested in preserving the barn and there have been various efforts in that regard including the possibility of moving the structure elsewhere for long-term preservation. Please refer to Figure 3 – Existing Conditions Graphic in Attachment A.

Aside from the building, driveways and parking areas, the Project Site is comprised of lawn areas, both mowed and unkempt, upland, and wetland meadow. An intermittent stream flowing in a northeast direction from Vining Hill Road traverses the southwestern portion of the site. The intermittent stream is in an open channel for approximately 310 feet and then enters a 21-inch reinforced concrete pipe (RCP) for a distance of approximately 305 feet before it outlets into a wet meadow configured south to north and running parallel to College Highway.

The open portion of the intermittent stream has been subject to apparent manmade channelization, as has the obvious piped portion of the stream.

The project involves the demolition of all of the existing on-site structures and construction of a 13,225 SF CVS Pharmacy store with drive-thru window and 21,000± SF of retail space. The CVS Pharmacy will provide parking for 72 vehicles and the unidentified retail store will have 105 parking spaces in keeping with local zoning requirements. The stream channel will be relocated and the piped portion of it will be day-lighted as a part of the project. The portion of the open-channel intermittent within the project footprint flows through a degraded stream channel prior to discharging into the RCP pipe and into Wetland A. The entire piped portion of the stream will be day-lighted and the entire stream channel will be improved to provide improved wildlife habitat. Additionally, an area of scrub-shrub swamp will be replicated at the outfall of the new open channel to blend with its confluence with Wetland A. This area will provide additional habitat and dissipate naturally occurring (i.e., existing) stormwater flows into Wetland A. Please refer to Figure 4 – Proposed Conditions Graphic in Attachment A.

A full Traffic Impact and Access Study is included in Attachment C of this document. The results of the capacity analyses indicate that the study area intersections and roadways are not expected to be significantly impacted by the proposed project, and therefore suggest that the existing roadway/ intersection infrastructure provides sufficient capacity to accommodate the conservative increase in traffic that has been projected. Primary access to the CVS/Pharmacy is proposed via two driveways that will serve the site via Route 10/202 (and the retail development) and Vining Hill Road are expected to operate in a safe and efficient manner consistent with other retail driveways in the vicinity of the project. Access to the retail development via Vining Hill Road is also expected to operate in a safe and efficient manner.

The proposed CVS/Pharmacy is expected to provide adequate storage at the drive-thru lanes. Additionally, a by-pass lane is being proposed which is designed to accommodate additional vehicles circulating the building not accessing the drive through window.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

- A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 Yes No; if yes, specify each threshold:

II. Impacts and Permits

- A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.08</u>	<u>0.71</u>	<u>0.79</u>
Roadways, parking, and other paved areas	<u>0.73</u>	<u>2.07</u>	<u>2.80</u>
Other altered areas (lawn, landscape)	<u>1.75</u>	<u>(0.74)</u>	<u>1.01</u>
Undeveloped areas (undeveloped areas)	<u>3.29</u>	<u>(2.04)</u>	<u>1.25</u>

- B. Has any part of the project site been in active agricultural use in the last three years?
 Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?
- C. Is any part of the project site currently or proposed to be in active forestry use?
 Yes No; if yes, please describe current and proposed forestry activities and indicate