

**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.:	13170
MEPA Analyst:	Bill GAGE
Phone: 617-626-	1025

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: <b>Owen District Road Development</b>		
Street: <b>Owen District Road (Sergeant T.M. Dion Way)</b>		
Municipality: <b>Westfield</b>	Watershed: <b>Westfield</b>	
Universal Transverse Mercator Coordinates: <b>X689222.4342/Y4668398.505</b>	Latitude: <b>42.14486N</b>	Longitude: <b>72.7005W</b>
Estimated commencement date: <b>March 2004</b>	Estimated completion date: <b>May 2005</b>	
Approximate cost: <b>\$30 million</b>	Status of project design: <b>25% complete</b>	
Proponent: <b>Equity Industrial Partners</b>		
Street: <b>145 Rosemary Street, Suite E</b>		
Municipality: <b>Needham</b>	State: <b>MA</b>	Zip Code: <b>02494</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Michael D. Howard</b>		
Firm/Agency: <b>Epsilon Associates, Inc.</b>	Street: <b>150 Main Street</b>	
Municipality: <b>Maynard</b>	State: <b>MA</b>	Zip Code: <b>01754</b>
Phone: <b>978.897.7100</b>	Fax: <b>978.897.0099</b>	E-mail: <b>mhoward@epsilonassociates.com</b>

- 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. **10498**)  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): **N/A**

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

List Local or Federal Permits and Approvals: **NPDES Construction Stormwater General Permit, Planning Board Site Plan Review & Special Permit (Water Resource Protection District), Bldng Permit, Road Opening Permit, Sewer Tie-In Permit (including a license from the Mass Turnpike Authority), Road Opening Permit, Order of Conditions, City Council Outside Storage 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 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>  *As may be required through local permitting, final building heights will be consistent with local zoning district requirements and Barnes Airport/MAC restrictions.
Total site acreage	216			
New acres of land altered		117		
Acres of impervious area	0	90	90	
Square feet of new bordering vegetated wetlands alteration		3,000 BVW		
Square feet of new other wetland alteration		2,500 LUW <50-ft bank		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	766,930	766,930	
Number of housing units	0	0	0	
Maximum height (in feet)	0	60*	60	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	Initial 3800 Future 4050	Initial 3800 Future 4050	
Parking spaces	0	Cars 330 Trucks 733 future truck expansion 150	Cars 330 Trucks 733 future truck expansion 150	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	40,000	40,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	40,000	40,000	
Length of water/sewer mains (in miles)	0	(w) 0.1 (s) .90	(w) 0.1 (s) .90	

**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: **Priority Site**)  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 **A review of files at the MHC indicates that the project site contains no historic properties or archaeological sites included in the "Inventory of History and Archaeological Assets of the Commonwealth".**

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.*)

**(a) Project Overview and Description of Project Site**

The project site is located on a 216 acre parcel of undeveloped land. The majority of the property is zoned industrial (the extreme northeast corner is zoned residential). The property is situated to the east of Barnes Airport and is proximate to Exit 3 of the Massachusetts Turnpike and the intersection of Routes 10 and 202. The site is largely wooded with sandy, well drained soils. Agricultural land currently exists on three adjacent parcels. The site is within a DEP designated Zone II for Westfield public water supply wells. A large wetland system associated with Pond Brook (a perennial stream) bisects the property.

The project involves construction of two buildings; an approximately 330,000 s.f. warehouse distribution building and an approximately 220,000 s.f. refrigerated warehouse building. An adjoining 200,000 s.f. cross dock is also proposed. The cross dock may be enlarged by approximately 50,000 s.f. should future use of the property warrant such an expansion. Approximately 330 automobile parking spaces and 733 truck spaces are proposed. There is space for an additional 150 trucks should the future cross dock expansion occur. The site is serviced by city water and sewer, each having adequate capacity.

Access to the site is currently provided by an 18-foot wide road referred to as Sergeant T.M. Dion Way (formerly Owen District Road). This roadway intersects with Route 10/202 less than 1,500 feet north of the Massachusetts Turnpike Ramp (Exit 3) and is owned and maintained by the City of Westfield. Within the site boundary, a portion of the road is unimproved and comprised of gravel. The project includes modifications to the Route 10/202 intersection and upgrading of Sergeant T. M. Dion Way to meet current City of Westfield Planning Board and MassHighway design standards while providing safe access for trucks and other vehicles traveling to and from the site. A land transfer with either the Massachusetts Turnpike Authority or Barnes Airport (through the City of Westfield) may be required to facilitate anticipated roadway improvements on Sergeant T. M. Dion Way.

## **(b) Description of On-Site and Off-Site Development Alternatives**

The proponent selected the proposed site because of 1) its proximity to interstate access, 2) its location in an appropriate zoning district (the City of Westfield includes industrial/commercial distribution of goods as a permitted use in its "Industrial A" zoning district), 3) the availability of upland areas suitable for development, and 4) readily available utility connections (proximity to gas, electric, water, and sewer infrastructure will minimize the need for lengthy utility interconnections).

The proposed facility is located on the most suitable portion of the site. The proposed site does not have other areas that can accommodate the approximately 330,000 s.f. warehouse distribution building, approximately 220,000 s.f. refrigerated warehouse building and associated paved areas without impinging on wetland resource areas and buffer zones adjacent to Pond Brook to the west. Another site constraint is the natural gas pipeline right-of-way that runs along the northeast boundary of the project site.

## **(C) Mitigation Measures**

### *Stormwater*

The project will incorporate a stormwater management system that will meet the nine Department of Environmental Protection Stormwater Management Policy Standards and the requirements of the Westfield Conservation Commission. The proposed stormwater management system will consist of a series of detention/retention basins (with associated water quality inlets, vegetated swales, infiltration trenches with pre-treatment devices and deep sump catch basins) that will retain the 2, 10, 25, 50 and 100-year storm events with no increase in peak discharge from pre-and post-development conditions. The proposed volume of stormwater runoff being recharged to the Zone II aquifer will meet or exceed local aquifer protection regulations and DEP Policy.

### *Wetland Mitigation*

No direct wetland impacts are expected as a result of construction of the warehouse buildings and the majority of the associated infrastructure. These structures will be located outside the 100-foot Buffer Zone and outside of the majority of the 200-foot Riverfront Area associated with Pond Brook.

In order to reduce wetland impacts resulting from gaining access to developable portions of the site, the project proposes to utilize the existing 18-foot wide public gravel access drive (referred to as Sergeant T.M. Dion Way), effectively fixing the location of the proposed access roadway. Roadway improvements will result in a limited amount of wetland fill (approximately 3,000 square feet). Wetland replication at a 1:1 ratio will be provided in accordance with the Wetlands Protection Act performance standards.

### *Sediment and Erosion Control*

Siltation barriers will be installed between the boundaries of all wetland resource areas and proposed construction activities. These siltation barriers will delineate the limit of work and provide assurance that construction equipment will not enter on-site wetlands.