

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **14577**
 MEPA Analyst: **NICK ZAVOLAS**
 Phone: 617-626-**X 1036**

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: Big Y Supermarket		
Street: Route 102 (aka Pleasant Street)		
Municipality: Lee	Watershed: Housatonic	
Universal Tranverse Mercator Coordinates:	Latitude: 042°-17'-45.04" N Longitude: 073°-14'-26.24" W	
Estimated commencement date: Fall 2010	Estimated completion date: Spring 2012	
Approximate cost: \$ 9 mil.	Status of project design: 75% complete	
Proponent: Big Y Foods, Inc.		
Street: 60 Memorial Dr.		
Municipality: Springfield	State: MA	Zip Code: 01104
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Robert G. Fournier		
Firm/Agency: SK Design Group, Inc.	Street: 2 Federico Drive	
Municipality: Pittsfield	State: MA	Zip Code: 01201
Phone: 413-443-3537	Fax: 413-445-5376	E-mail: <u>RFournier@SK-Designgroup.com</u>

- 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. 13905) 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): 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: Site Plan Review; Floodplain Special Permit; Order of Conditions; Curb Cut Permit; Stormwater Pollution Prevention Plan (NPDES)

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation (Saturday only) |
| <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
				<input checked="" type="checkbox"/> Order of Conditions
Total site acreage	9.8	0	9.8	<input type="checkbox"/> Superseding Order of Conditions
New acres of land altered	0	0	0	<input type="checkbox"/> Chapter 91 License
Acres of impervious area	6.2±	0	6.2±	<input type="checkbox"/> 401 Water Quality Certification
Square feet of new bordering vegetated wetlands alteration	0	0	0	<input checked="" type="checkbox"/> MHD or MDC Access Permit
Square feet of new other wetland alteration				<input type="checkbox"/> Water Management Act Permit
Riverfront (S.F.)	152,000	(7,000)	145,000	<input type="checkbox"/> New Source Approval
Bordering Land Subject to Flooding (AC.)	5.8	1.1	6.9	<input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit
Acres of new non-water dependent use of tidelands or waterways	0	0	0	<input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage	30,650	+17,450	48,100	<u>Weekday/ Saturday, unadjusted</u>
Number of housing units	2	(2)	0	
Maximum height (in feet)	62.0	(22.5)	39.5±	¹ Includes truck spaces
TRANSPORTATION				
Vehicle trips per day	180	3436	3616	² Average daily flow – per Big Y
Parking spaces	¹ 72±	+223	295	
WATER/WASTEWATER				³ Average daily flow – per Big Y
Gallons/day (GPD) of water use	9254±	(5354)	² 3900	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	7,403±	(3903)	³ 3500	
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 **Longnose Sucker** _____) 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 **(see Appendix H)**

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 proposed project involves the redevelopment of an existing commercially-zoned property into a new 48,000 S.F. Big Y supermarket with related parking, utilities and adjacent roadway improvements. In addition, 5,000 S.F. of satellite space will be constructed directly adjacent to the supermarket. At this time there are no specific tenants allocated for the space. Part of the site improvements includes a new signalized access driveway (subject to review and approval by MassDOT (formerly MassHighway). A more complete description of the project may be found in Section 1 of this report.

Since 1996 a number of options have surfaced for redevelopment the property. Most recently was a travel center, which consisted of a 93 room hotel, a 210 seat restaurant, convenience store, a 2-bay car wash, and a refurbished gasoline service station and a truck fueling facility. That project was fully permitted on both a state and local level but failed to materialize due primarily to economic reasons.

Various alternatives for redevelopment of the property are explored in Section 2 of this report, including potential mitigation for each.

Traffic impacts are fully addressed in Section 6

073° 16' 0.00" W

073° 15' 0.00" W

073° 14' 0.00" W

073° 13' 0.00" W

042° 19' 0.00" N

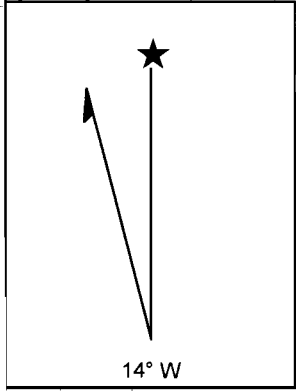
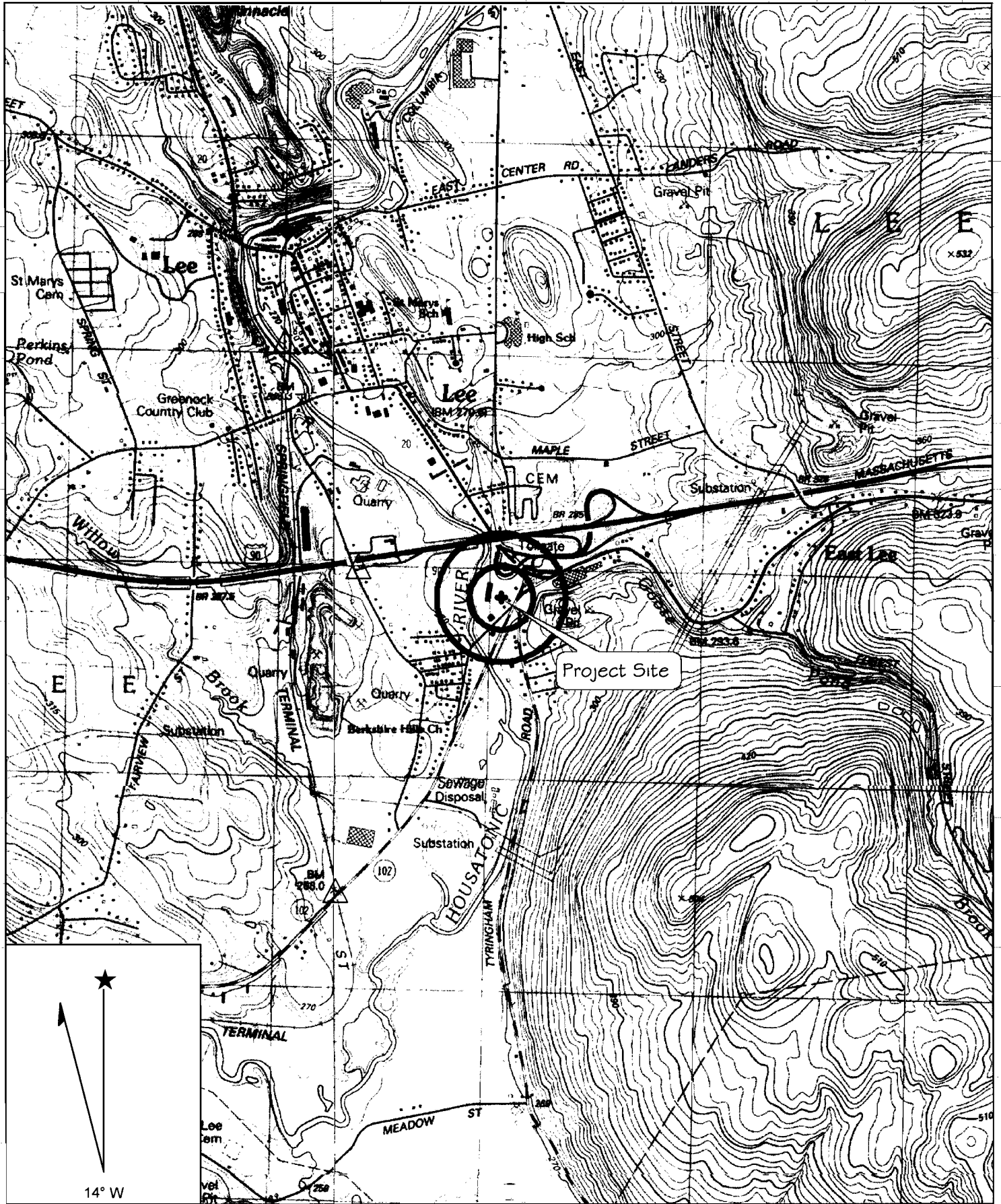
042° 19' 0.00" N

042° 18' 0.00" N

042° 18' 0.00" N

042° 17' 0.00" N

042° 17' 0.00" N



073° 16' 0.00" W

073° 15' 0.00" W

073° 14' 0.00" W

073° 13' 0.00" W

Name: EAST LEE
 Date: 4/12/2010
 Scale: 1 inch equals 2000 feet

Location: 042° 17' 42.50" N 073° 14' 25.73" W
 Caption: FIGURE #1
 Big Y Foods, Inc.
 Lee, Massachusetts