

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.:	13210
MEPA Analyst:	Arthur Pugsley
Phone: 617-626-	1029

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: Wareham Plaza		
Street: Marion Road/Route 6		
Municipality: Wareham	Watershed: Buzzards Bay	
Universal Transverse Mercator Coordinates: 190356329E, 4624462N	Latitude: 041 45.5511	Longitude: 070 43.7086
Estimated commencement date: Sept. 2004	Estimated completion date: August 2005	
Approximate cost: Larry Goldstein	Status of project design: 80 %complete	
Proponent: Wareham Plaza Associates, LLC		
Street: Marion Road/Route 6		
Municipality: Wareham	State: MA	Zip Code: 02571
Name of Contact Person From Whom Copies of this ENF May Be Obtained: John P. Caito		
Firm/Agency: John P. Caito Corporation	Street: 25 Sharpe Drive	
Municipality: Cranston	State: RI	Zip Code: 02920-4402
Phone: (401) 946-0300	Fax: (401) 944-6009	E-mail: jpc@caitocorporation.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):

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 - Site Plan Review
- Determination of Applicability
- Order of Conditions

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 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	12.46			
New acres of land altered		1.3		
Acres of impervious area	6.48	.92	7.40	
Square feet of new bordering vegetated wetlands alteration				
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	73,313	27,963	101,276	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	26	4	30	
TRANSPORTATION				
Vehicle trips per day	7,030	3,920	10,950	
Parking spaces	290	89	379	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2000	1600	3600	
GPD water withdrawal	---	---	---	
GPD wastewater generation/treatment	2000	1600	3600	
Length of water/sewer mains (in miles)	---	---	---	

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, Wareham Plaza, is located on Marion Road/State Highway Route 6 in Wareham, Massachusetts. The 57.6± acre site has approximately 800± feet of frontage along Marion Road/State Highway Route 6. It slopes gently from east to west. The site consists of 73,200 SF of retail buildings and associated parking fields. The area is zoned Strip Commercial which allows for commercial development of this type.

Vegetated wetlands border the east, west, and north sides of the project site. Stoney Run Brook runs along the western property line. There is a 100-foot buffer for the wetlands and 200-foot buffer from the riverbank. These buffers are located inside the property line at the rear and on both sides of the site.

The proponent proposes to demolish approximately 31,700± sf of retail space and construct a 63,200 square foot (sf) retail shopping center that includes a 60,000 sf supermarket and 3,200 sf of retail space. The location of the proposed buildings will be in approximately the same location as the buildings slated for demolition. There are 379 parking spaces proposed for the site, which requires 338 spaces, based on Town of Wareham parking standards, making parking for the site more than adequate to serve the needs of the customers. The project provides for extensive landscaping and buildings with New England-style architecture that enhance the visual impact.

Approximately 35,500 SF of new impervious area was added within the 100' Wetland Buffer and 200' Riverfront areas. The project also will provide drainage infrastructure and utility connections.

Access will be provided via a new signalized intersection on Marion Road/State Highway Route 6, a one-way entrance and one-way exit on Marion Road, and a one-way entrance and one-way exit on Gibbs Avenue. The eastern-most entrance and the western-most exit will be used primarily by delivery trucks.

Municipal water and wastewater treatment systems currently serve the site. The proposed retail and supermarket will tap into the existing utilities.

Additional landscaping, new curbing, and sidewalks with handicap ramps will be installed to create a pleasant modern retail shopping environment. The proposed parking lot will be landscaped according to the requirements of the Wareham Zoning Ordinance. The lot will contain attractive trees and shrubs, which will enhance the site and will provide a buffer screen between the adjacent lots.

The proponent also proposes to complete a number of site improvements to accommodate automobile, bicycle and pedestrian traffic. A signalized entrance will accommodate vehicular traffic entering and exiting the site. Existing sidewalks will be modified and extended along Marion Road and Gibbs Avenue. Crosswalks at the signalized intersection containing a pedestrian actuated signal phase will be constructed to facilitate pedestrian movement across Marion Road. Crosswalks will also be constructed to facilitate pedestrian crossing of all site drives. The sidewalks will connect with on-site sidewalks and crosswalks for pedestrian convenience and safety.

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>1.68</u>	<u>0.64</u>	<u>2.32</u>
Roadways, parking, and other paved areas	<u>4.76</u>	<u>0.92</u>	<u>5.68</u>
Other altered areas (describe)*	<u> </u>	<u>0.36</u>	<u>0.36</u>
Undeveloped areas	<u>6.02</u>	<u> </u>	<u>4.10</u>
*Detention Areas			

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 whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe: