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June 6, 2008

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
SECOND NOTICE OF PROJECT CHANGE

PROJECT NAME: Proposed Home Depot Plaza Expansion
PROJECT MUNICIPALITY: Plymouth
PROJECT WATERSHED: South Coastal
EEA NUMBER: 11924
PROJECT PROPONENT: Sunna, LLC (c/o Viking Development)
DATE NOTICED IN MONITOR: May 7, 2008

Pursuant to the Massachusetts Environmental Policy Act (M. G. L. c. 30, ss. 61-62H) and Section 11.10 of the MEPA regulations (301 CMR 11.00), I have reviewed the Notice of Project Change (NPC) submitted on this project and hereby determine that it **does not require** the preparation of an Environmental Impact Report (EIR).

Project Description

As described in an April 15, 1999 Expanded Environmental Notification Form (EENF), the project consisted of the development of a parcel of land located in the northwest corner of Route 3 and Long Pond Road in Plymouth, MA. Development of the site was proposed in two phases, with Phase I consisting of a 133,220 square foot (sf) Home Depot. Phase II of the development was not defined at the time of the EENF submission, and therefore the EENF evaluated a mix of by-right uses including office, motel and restaurant space. A Single EIR for the project submitted in June 1999 was determined to be adequate.

In November of 2000 the Proponent submitted a NPC for the Phase II portion of the project that proposed the construction of approximately 100,000 sf of retail and restaurant space

and an out parcel to contain a gas station/convenience store with a carwash. The Certificate on the NPC required the preparation of a Supplemental EIR, which was submitted by the Proponent in January 2001. The March 16, 2001 Certificate on the Supplemental EIR determined that the EIR adequately and properly complied with MEPA. A total of 211,350 sf of retail space, including the Home Depot, a 130-room hotel, and the gas station/convenience store have since been constructed on the site. All required improvements and off-site traffic mitigation were completed prior to opening.

Project Change Description

As outlined in the current NPC, there is an adjacent lot at the northwest corner of the site that contains 2.9 acres. The site was formerly occupied by the Memorial Press Group (MPG) newspaper building which was razed in February 2008. The Proponent has purchased the adjacent lot, increasing the total lot size to 49.9 acres. The Proponent proposes to construct a 63,417 sf medical center, consisting of a 15,000 sf pharmacy and a 48,317 sf of medical office space. The Proponent also proposes to expand the existing Home Depot Plaza parking field by 206 spaces to provide shared parking between the existing and proposed uses.

Access to the site is currently provided via a full-access/egress signalized driveway onto Long Pond Road and an entrance only driveway on Long Pond Road shared between the gas station/convenience store and the MPG building. The Proponent proposes to maintain the existing site drives however the existing entrance only driveway will be modified to allow right-turn-in only access. All other traffic will be required to use the signalized driveway shared with the existing development.

Jurisdiction

The project as previously reviewed was subject to the preparation of a Mandatory EIR pursuant to Sections 11.03(1)(a)(2) and 11.03(6)(a)(6) of the MEPA regulations because it created more than 10 acres of new impervious surface and generated more than 3,000 new daily vehicle trips (adt). The project required an Access Permit from the Massachusetts Highway Department (MassHighway) and a Sewer Connection Permit from the Department of Environmental Protection (MassDEP). The project change outlined in the NPC will require the Proponent to obtain an Amended Indirect Access Permit from MassHighway.

Review of the NPC

Traffic

The Proponent submitted a traffic study with the NPC. The proposed medical center is anticipated to generate approximately 2,540 adt on a weekday and approximately 1,460 adt on a Saturday. This represents an increase in traffic from the previous MPG use of approximately 1,940 and 1,380 adt on a weekday and Saturday respectively. Combined with previously

constructed uses, the entire Home Depot Plaza site is anticipated to generate a total of 13,830 adt on a weekday and 14,030 adt on a Saturday. The project was originally approved by MEPA to generate 13,420 adt on a weekday and 15,760 adt on a Saturday. Therefore, the proposed change will result in an increase of 420 adt on a weekday and a decrease of 1,730 adt on Saturdays over the previously approved project combined with the trips associated with the MPG building.

The Proponent asserts in the NPC that the additional traffic generated by the proposed medical center is anticipated to have a small impact on traffic operations at intersections in the project area. In order to accommodate the additional traffic exiting the signalized site driveway, the two lane site driveway approach will be modified to provide a double left-turn lane and the site street approaches will be split phased to improve safety. To alleviate existing deficiencies at the intersection of Long Pond Road and the Route 3 southbound ramps, the Proponent will signalize the right-turn movement at this location. The Proponent will also implement signal timing changes at the Long Pond Road intersections with the Route 3 northbound and southbound ramps and at the Home Depot Plaza intersection to optimize operations and improve coordinated traffic flow. During the MassHighway permitting process the Proponent should also evaluate constructing a double right-turn along the Route 3 southbound ramp in order to reduce queues to acceptable levels. The Proponent should note comments from the Executive Office of Transportation (EOT) regarding required plans and diagrams for proposed improvements.

Water and Wastewater

The proposed change will result in an increased water demand of 4,065 gallons per day (gpd) and an increase of 3,500 gpd of wastewater. According to the NPC, the Town of Plymouth has not indicated any capacity issues with accommodating the change. The change does not require additional review from MassDEP.

Stormwater

Stormwater from the newly acquired parcel is currently collected in an isolated drainage network and discharged off site to a gully along the south side of the Route 3 Southbound off-ramp. In conjunction with the project proposed in the NPC, the majority of runoff from the MPG parcel will be collected in an isolated drainage system and recharged into the ground through an underground infiltration field.

Conclusion

Based on a review of the information provided in the NPC, and after consultation with the relevant public agencies, I find that the potential impacts of this project change do not warrant the preparation of an EIR. No further MEPA review is required at this time.

June 6, 2008

Date



Ian A. Bowles

Comments received:

5/20/2008 Division of Marine Fisheries
5/27/2008 Department of Environmental Protection, Southeast Regional Office
5/27/2008 Executive Office of Transportation

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