



Environmental Notification Form

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: 13221
 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: Proposed Retail Development			
Street: Pilgrim Hill Road & Samoset Street			
Municipality: Town of Plymouth		Watershed: South Coastal River Basin	
Universal Transverse Mercator Coordinates: 383990 E, 5756885 N (meters)		Latitude: N 41° 57' 02" Longitude: W 70° 41' 17"	
Estimated commencement date: 10/05		Estimated completion date: 01/07	
Approximate cost: 15,000,000		Status of project design: 20 %complete	
Proponent: Cumberland Farms Inc.			
Street: 200 Connecticut Avenue			
Municipality: Norwalk		State: CT	Zip Code: 06854
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David W Sanderson			
Firm/Agency: Edwards and Kelcey		Street: 529 Main Street, Suite 203	
Municipality: Boston		State: MA	Zip Code: 02129
Phone: (617) 242-9222	Fax: (617) 242-9824	E-mail: dsanderson@ekmail.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)) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301 CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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: DEP Groundwater Discharge 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
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 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> DEP Groundwater Discharge Permit:
Total site acreage	27.79			
New acres of land altered		6.5		
Acres of impervious area	1.5	16.49	17.99	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	220000	220000	
Number of housing units	0	0	0	
Maximum height (in feet)	-	30	30	
TRANSPORTATION				
Vehicle trips per day	3304	9912	13216	
Parking spaces	0	1071	1071	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	11000	11000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	11000	11000	
Length of water/sewer mains (in miles)				

220,000 sq-ft * 50 gal/1000 sq-ft

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.)

- a. The project is located at the southeast intersection of Samoset Street (Route 44) and Pilgrim Hill Road. The project site is located on an 28 +/- acre parcel that has been previously disturbed, but not currently developed. Approximately 20 acres are devoid of vegetation. Although generally flat, the northwest portion of the parcel lies on a fairly steep grade with mature vegetation. A portion of this area will remain undeveloped.
- b. The proposed project will contain a 220,000 +/- sq-ft retail center and 1,071 parking spaces. There are three proposed accesses to the parcel, two from Pilgrim Hill Road and the third from Route 44 in the preferred alternative for access. A traffic impact and signal warrant analysis have been performed for the Route 44 access and are attached. The report described two alternatives for accessing the proposed site. Alternative 1 relied on all access from Pilgrim Hill Road and Alternative 2 developed additional access from Route 44. A Town restriction on new curb cuts along Route 44 (Samoset Street) was rescinded based on the traffic study prepared for Cumberland Farms that would allow a proposed site driveway to be built opposite the Mobile Homes Estates drive. This alternative provided access/egress directly from Route 44 and the proposed site as well as addressed an existing safety problem experienced by drivers exiting the Mobile Homes Estate development.

Septic flows from the retail center will be treated onsite. A Groundwater Discharge Permit will be required for wastewater flows from this facility.

- c. Existing traffic volume conditions were collected in May of 2002 prior to completion of the Mass Highway Route 44 Relocation Project. The future No-Build and Build traffic volume network analysis assumed completion of the Route 44 relocation project reducing the volume of through traffic along existing Route 44 (Samoset Street). Alternative 2 was refined further to include a revised site access design that would include the Marc Drive intersection with Route 44 as part of the traffic signal installation thus eliminating an existing sight distance deficiency. These were described in the traffic study report as alternatives 2a and 2b. Cumberland Farms has committed to participate in the design and construction of a traffic signal installation at the intersection of Route 44 and the future site drive /Mobile Homes Estate Drive/Marc Drive as soon as approval can be obtained from the Town of Plymouth and Mass Highway. Roadway and signal improvements have been recommended for each of the two development alternatives to minimize the impact of the project. With the improvements recommended in the Traffic

Analysis, the study intersections are expected to operate under capacity at acceptable levels of service. The improvements under the Alternative 1 Build development require significant land takings from private (non-site) property. Improvements under the Alternative 2 Build condition may require some land acquisition or easements from the proposed site only.