

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13580</u>
MEPA Analyst:	<u>Aisling Eglinton</u>
Phone:	<u>617-626-1024</u>

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 Road Mixed-Use Development		
Street: Wareham Road/Bourne Road		
Municipality: Plymouth	Watershed: Buzzards Bay	
Universal Transverse Mercator Coordinates: 4631682N, 365167E	Latitude: 41° 49' 32" N Longitude: 70° 37' 25" W	
Estimated commencement date: May 2006	Estimated completion date: Spring 2018	
Approximate cost: \$25 million	Status of project design: 5 %complete	
Proponent: ADM Agawam Development LLC		
Street: 158 Tihonet Road		
Municipality: Wareham	State: MA	Zip Code: 02571
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Felipe Schwarz, AICP		
Firm/Agency: VHB, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: 617-924-1770	Fax: 617-924-2286	E-mail: fschwarz@vhb.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 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): None anticipated

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify: **Mass. Natural Heritage & Endangered Species Program**) No

List Local or Federal Permits and Approvals (* Permits/approvals required for Phase I):
 TRVD Special Permit, *RDD Special Permit, *Site Plan Review Approval, *Subdivision Plan Approval, (Plymouth Planning Board); *Order of Conditions (Plymouth Conservation Commission); Plymouth Signal Permit (Plymouth DPW); *Residential Disposal System Construction Permit (Plymouth Board of Health); *Zoning Permit, *Building Permit (Plymouth Building Department);

Groundwater Discharge Permit, *BRP WS 13 - Approval to Site a Source less than 70 GPM, *BRP WS 15 – Pumping Test Report Approval and Approval to Construct a Source less than 70 GPM, *BRP WS 33 – Distribution System Modifications for Systems that serve 3,300 people or less, BRP WS 17 – Approval to Site a Source Greater than 70 GPM, BRP WS 19 – Approval of a Pumping Test Report for source 70 GPM or Greater, BRP WS 20 – Approval to Construct a Source Greater Than 70 GPM, BRP WM 03 – Water Management Act Permit (Department of Environmental Protection); NPDES Stormwater Permit for Construction Activities (Environmental Protection Agency).

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input 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 type="checkbox"/> MHD or MDC Access Permit <input checked="" type="checkbox"/> Water Management Act Permit <input checked="" type="checkbox"/> New Source Approva <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit
Total site acreage	1,320 acres			
New acres of land altered		±385 acres		
Acres of impervious area	±4 acres	±100 acres	±104 acres	
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				<input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) - Specify: DEP Groundwater Discharge Permit DEP BRP WS-13,15,33 DEP BRP WS-17,19,20,32 EPA NPDES Stormwater Permit for Construction
Gross square footage	0	±2,575,000 gsf	±2,575,000 gsf	
Number of housing units	0	+1,185 units	1,185 units	
Maximum height (in feet)	0	+35 feet	35 feet	
TRANSPORTATION				
Vehicle trips per day	0	±8,266	±8,266	
Parking spaces	0	±2,600	±2,600	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	±258,000	±258,000	
GPD water withdrawal	0	±286,000	±286,000	
GPD wastewater generation/treatment	0	±346,000	±346,000	
Length of water/sewer mains (in miles)	0	±17/±15	±17 /±15	

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: **Estimated Habitat of Rare Species (WH7470), Priority Sites of Rare Species (PH 1323) and Vernal Pools**) 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: **Site 19-PL-177 and Site 19-PL-369**) 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.*)

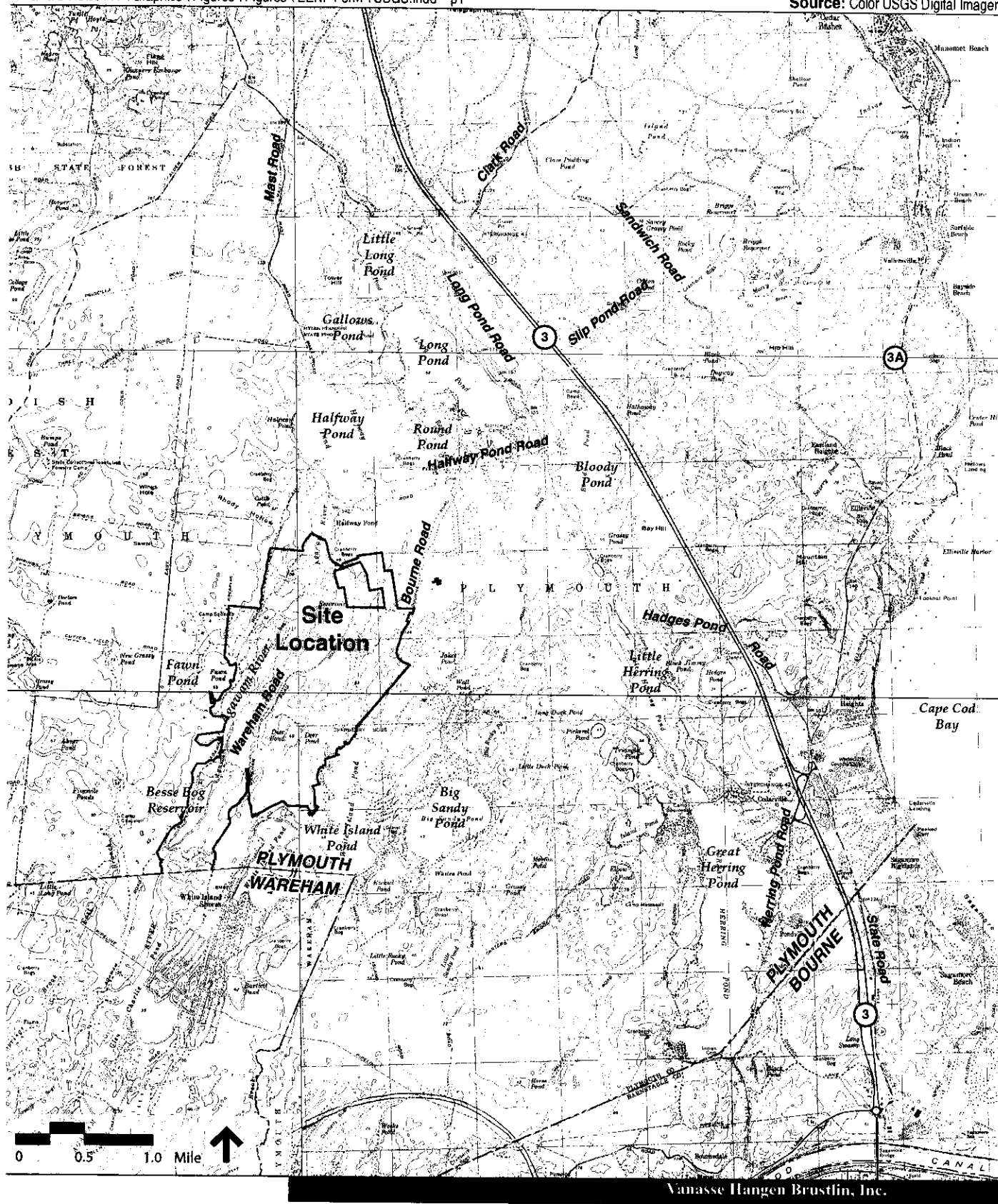
ADM Agawam Development LLC ("the Proponent") proposes the phased mixed-use development of approximately 1,185 housing units and up to 90,000 square feet of commercial space, (the "Project") on a 1,320 acre parcel located on both sides of Wareham Road and fronting on Bourne Road ("the Project Site") near the southern border of the Town of Plymouth, Massachusetts. The Proponent is requesting a Phase I Waiver in connection with the development of a 65-unit neighborhood of single family homes on a 65-acre parcel located in the southeastern portion of the Project Site ("the Phase I area"), thereby allowing construction of Phase I to proceed in advance of the preparation of a Draft and Final Environmental Impact Reports (EIR) for the full build-out of the Project Site.

The Project Site is bounded by the Wareham Town boundary to the south, Bourne Road and White Island Pond to the east, Agawam River to the west, and Halfway Pond Road to the north, (see Figure 1: Locus Map). The majority of the Project Site is presently undeveloped and vegetated. The ground cover consists of forested uplands, wooded wetlands, cranberry bogs, small ponds, and the Agawam River, (see Figure 2: Existing Conditions Plan). Wareham Road, currently an unpaved road, bisects the site from north to south. Several unpaved access roadways are located throughout the Project Site. A sand and gravel extraction pit associated with cranberry operations is located to the north of the Phase I area. The Project Site's topography varies from a high of about 134 feet (NVGD) to a low of about 52 feet (NVGD). According to the Plymouth Zoning Map, the Project Site is located in the Rural Residential zoning district.

The Project represents a coordinated, cooperative effort to realize the benefits of an innovative smart growth zoning tool, the Transfer of Development Rights ("TDR") bylaw, enacted in 2002 by the Town of Plymouth. The TDR zoning bylaw fosters preservation of open space and protection of important natural resources, while encouraging compact development characteristic of the traditional New England village community. The Project utilizes the TDR bylaw, Rural Density Development ("RDD") district zoning overlay, and the recently enacted Traditional Rural Village Development ("TRVD") district zoning overlay to create a phased master planned mixed-use community consisting of a variety of housing types, densities, compatible commercial uses, and traditional neighborhood design elements along with significant preservation of open space. At its full build-out, the Project Site, which presently is undeveloped and predominantly unimproved, will be developed into 1,185 residential units and up to 90,000 square feet of commercial space. Due to the Project's utilization of TDR zoning, the minimum lot size for single-family is reduced from 60,000 sf to 20,000 sf minimum lots and mixed-use development is recommended to achieve a more compact village community. Site development will occur on approximately 385 acres, while approximately 935 acres of the site will remain as protected open space with bicycle paths, wooded trails, ponds and continued cranberry operations (see Figure 3: Proposed Project Plan). The Project will require the use of two zoning overlay districts administered by the Plymouth Planning Board uniquely designed to promote smart growth development in the Town. The RDD use permit and the TRVD district overlays allows the Proponent to transfer development rights from a developable open space parcel ("sending parcel") to a desired development parcel suitable for increased development density ("receiving parcel"). The Proponent proposes to conserve significant undeveloped open space acreage in order to achieve the preferred density needed to create a pedestrian-scaled mixed-use village.

Alternatives to the proposed Project consist of a no-build alternative and a conventional subdivision alternative. Although the no-build alternative would not necessarily result in any new impacts, it would also eliminate the positive benefits provided by the Project's land conservation goals thus maintaining development pressure on undeveloped land for the foreseeable future; maintain Wareham Road as an unimproved unpaved roadway, and reduce the extension of a connected trail system joining various open space parcels and neglect to provide public access in the area. The conventional subdivision alternative would result in a greater impact on land consumption on the Project Site. A conventional subdivision alternative utilizing the existing Rural Residential (RR) zoning would yield a development program consisting of approximately 484 single-family residential units on 60,000 sf minimum lots with overall density of one unit per 120,000 sf, with permanently protected open space acreage across the entire upland portion of the Project Site. The goal of protecting large tracts of pristine open space would be lost in this conventional subdivision alternative. Furthermore, impacts to wetlands, rare species habitat, and historic and archaeological resources would be greater with greater land consumption.

Environmental impacts from the Project include impacts on land, transportation, water resources management, rare species, and historic and archaeological resources. As part of the mixed-use development program, several new roadways, a new on-site wastewater treatment facility, and new on-site groundwater wells will be constructed. The Project design will include the use of Low Impact Development (LID) design components to effectively manage stormwater, and significant water conservation measures to mitigate impacts to water resources. The Proponent is committed to submitting a Draft and Final Environmental Impact Report ("EIR") for the full Project in the near future, including further detailed study of impacts, alternatives and identification of mitigation measures.



Vanasse Hangen Brustlin, Inc.

Site Location Map

Figure 1



EENF / Phase I Waiver Request
 for Wareham Road Mixed-Use
 Development
 Plymouth, Massachusetts