

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 14133
MEPA Analyst: Holly Johnson
Phone: 617-626-1623

ENF Environmental Notification Form

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 Swansea Mall Expansion		
Street: Swansea Mall: Route 118 at Cousineau Drive		
Municipality: Swansea	Watershed: Cole River/Atlantic Ocean	
Universal Transverse Mercator Coordinates:	Latitude: 41°45'19" N Longitude: 71°13'13" W	
Estimated commencement date: Jan. 2009	Estimated completion date: Jan. 2010	
Approximate cost: \$16 Million	Status of project design: 50 %complete	
Proponent: Carlyle Swansea Partners, LLC, c/o Carlyle Development Group, Inc.		
Street: Suite 201, 2 Gannett Drive		
Municipality: White Plains	State: NY	Zip Code: 10604
Name of Contact Person From Whom Copies of this ENF May Be Obtained: John Kucich, P.E.		
Firm/Agency: Bohler Engineering, P.C.	Street: 352 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: (508) 480-990	Fax: (508) 480-9080	E-mail:

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. 7470) 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

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 approval from the Swansea Planning Board
variance for parking from the Swansea Board of Appeal, Notice of Intent from the Swansea
Conservation Commission; Federal: 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 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 (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____
Total site acreage	96.09			
New acres of land altered		4.5		
Acres of impervious area	63.70	3.35	67.05	
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	93,100	66,900	160,000	
Number of housing units	N/A	N/A	N/A	
Maximum height (in feet)	30'±	0'	30'±	
TRANSPORTATION				
Vehicle trips per day	23,492	2,042	25,534	
Parking spaces	3,387	-152	3,235	
WASTEWATER				
Gallons/day (GPD) of water use	62,428	5,556	67,984	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	62,428	5,556	67,984	
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 _____) 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 proposed project is located at the existing Swansea Mall in Swansea on Route 118 at Cousineau Drive. The Swansea Mall has approximately 596,500 square feet of retail space on the 96.09 acre mall property. The project is to demolish the existing 93,100 square foot Wal-Mart store at the mall and replace it with a 160,000 square foot store in a location approximately 200 feet south of the existing Wal-Mart store. The project is proposed mostly within an area that is already developed with pavement for mall parking. There will be some grading of undeveloped area required to provide more parking and to expand the existing detention basin on the site. As a result of the project, parking at the mall will be reduced by 152 spaces, and a variance was obtained from the Swansea Board of Appeals for the reduction in parking.

On-Site/Off-Site Alternatives

The on-site alternative to the project is to expand the existing Wal-Mart at its current location. However, expansion of the existing Wal-Mart can only occur in a westerly direction without impacting the remainder of the mall, and expansion in that direction would require disturbance of undeveloped areas as well as the relocation of power lines. The site chosen within the Swansea Mall property will allow for construction of the desired store size with the least impact within the site.

The off-site alternative would be to find an appropriately sized parcel of land near the adjacent site. Such a site, if available, would probably require extensive site development and off-site traffic improvements. Since the Swansea Mall is already developed and has appropriate traffic mitigation measures in place, the proposed location of the new store appears to be the most feasible choice with the least impact.

Traffic

The proposed project will result in an increase in traffic. Project related traffic increases are not expected to have a significant impact on area traffic operations. However, a number of traffic mitigation measures are proposed by the proponent, including installation of traffic signals on Route 6 at the I-195 Westbound ramps and also on Route 6 at the I-195 Eastbound ramps, and by modifying the signal timing at the Route 6 signal at Swansea Mall Drive and the Hess Gas Station Driveway. In order to promote the use of public transit, and also to reduce peak hour trip generation, the project proponent will post transit maps and schedules at the store. The Mall currently has bus service from the Southeast Regional Transit Authority.

Wetlands

There are no direct wetland impacts associated with this project. Approximately 3,000 square feet of grading may occur within the 100 foot buffer zone to the wetlands. All proposed impervious areas will be outside the 100 foot

buffer zone and all grading work will be more than 50 feet from the wetlands.

Water

The site will receive water from the public water supply, the same as the existing store. Following Massachusetts DEP Title V calculations, the increase in store size will result in an increase in water usage of 5,556 GPD.

Wastewater

As noted above, the increase in water usage will be 5,556 GPD as calculated following Title V guidelines. Wastewater from the site discharges to the Swansea Mall Wastewater Treatment Plant, which currently has an excess operating capacity of 32,572 GPD. The construction of the Wal-Mart would result in an excess capacity of 27,016 GPD, which still allows for additional future flows.

Drainage

The site will use the existing Mall storm sewer system with some modifications. The existing storm sewer system drains to an existing detention basin south of the building, which will be expanded to accommodate the additional flows from the larger store and additional paved areas. However, since the proposed project is occurring mostly within a previously developed and paved site, the increase in runoff from the proposed project will not be as large as if the area were not previously developed. Additionally, the expansion of the detention basin and reconfiguration of the outlet structure will result in post-development flows that are the same or less than pre-development flows.

Rare Or Endangered Species

The Swansea Mall project area does not contain any rare or endangered species, as confirmed with the latest Natural Heritage Endangered Species Program mapping and also from correspondence with the Massachusetts Division of Fisheries and Wildlife.

Historical & Archeological Resources

The proposed project will occur within the Swansea Mall property in an area that is primarily already developed. There are no known historical or archeological resources within the project area.

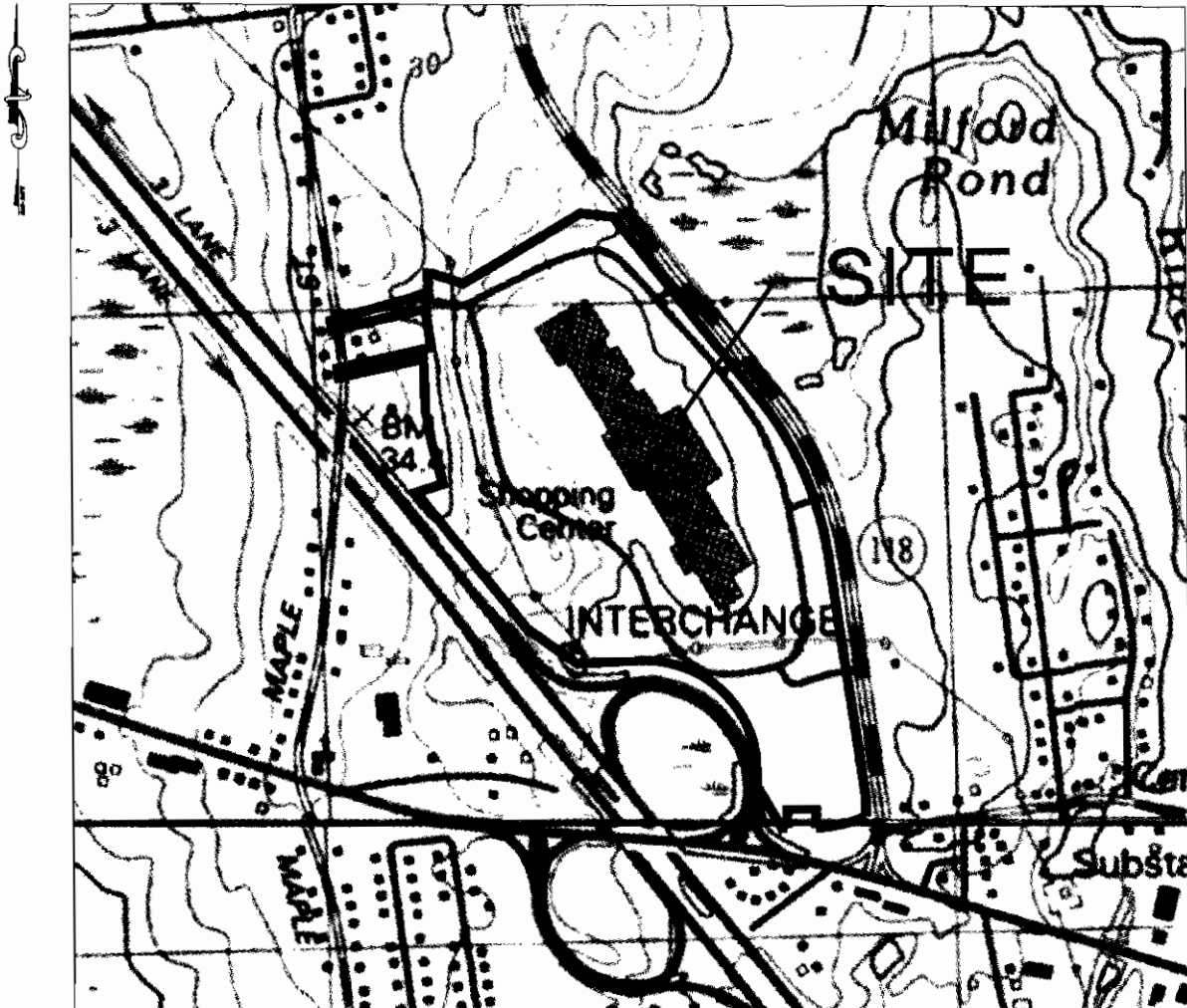
BOHLER ENGINEERING, P.C.

- CIVIL & CONSULTING ENGINEERS
- PROJECT MANAGERS
- ENVIRONMENTAL & SITE PLANNERS
- MUNICIPAL ENGINEERS

35 TECHNOLOGY DRIVE
WARREN, N.J. 07059
(908) 668-8300

352 Turnpike Road
Southboro, MA 01772
(508) 480-9900
Fax: (508) 480-9080

2002 ORVILLE DRIVE NORTH
RONKONKOMA, NY, 1179
(631) 738-1200



USGS MAP
1"=1000'

CARLYLE DEVELOPMENT GROUP
SWANSEA MALL-ROUTE 118 & COUSINEAU DRIVE
TOWN OF SWANSEA
BRISTOL COUNTY, MASSACHUSETTS