

MEPA Analyst: *Bill GAGE*

Phone: 617-626-*1025*

NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Mayfaire Centre (Previously Spartan Shopping Center)		EOEA #: 11652
Street: Washington Street (Route 1) and May Street		
Municipality: Attleboro	Watershed: Ten Mile River	
Universal Transverse Mercator Coordinates: North: 4,643,877 East: 304,529	Latitude: 41° 55' 28" Longitude: -71° 21' 26"	
Status of project construction:		100%complete
Proponent: Spartan Development, LLC		
Street: 1414 Atwood Avenue		
Municipality: Johnston	State: MA	Zip Code: 02919
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Patrick Dunford		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617)924-1770 x1413	Fax: (617) 924-2286	E-mail: pdunford@vhb.com

In 25 words or less, what is the project change? The project change involves the construction of a four-pump fueling facility on the Project site.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: 6/10/98

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date: 11/11/98) No
 was a Final EIR filed? Yes (Date: 8/23/00) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s): 6/1/04) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to
"ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: MassHighway – Permit to Access State Highway (modifications to existing permit for the Project)

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))
 Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?
 Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	11.53	0	11.53
Acres of land altered	11.53	0	11.53
Acres of impervious area	9.34	Negligible	9.34
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
STRUCTURES			
Gross square footage	115,073	+60	115,133
Number of housing units	0	0	0
Maximum height (in feet)	1 story (approx. 15 feet)	0	1 story (approx. 15 feet)
TRANSPORTATION			
Vehicle trips per day	8,542	+944	9,486
Parking spaces	558	-50	508
WATER/WASTEWATER			
Gallons/day (GPD) of water use	16,585	330	16,915
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	15,077	300	15,377
Length of water/sewer mains (in miles)	0	0	0

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on 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 No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No
If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

The previously reviewed project entailed the construction of a 115,073 sf shopping center (the "Project") located on the southwest corner of Washington Street (Route 1) and May Street in Attleboro. The Project is currently constructed and substantially occupied at the time of this NPC. Access to the site is currently provided via a right-in/right-out driveway on Route 1, and two full access driveway on May Street (one of which is restricted to delivery vehicles).

Stop & Shop is proposing to construct a new four-pump fueling facility (capable of serving eight customer-vehicles at once) in the underutilized southeasterly corner of the Mayfaire Centre parking lot. Neither the existing right-in/right-out primary driveway on Route 1 nor the service road south of and adjacent to the site will be modified as part of this project. The secondary site driveway on May Street, which is not under state highway jurisdiction, will be widened slightly to provide separate exiting left- and right-turn lanes. The proposed site plan is attached for reference.

The original review of the Mayfaire Centre development (EOEA #11652) was completed under the Massachusetts Environmental Policy Act (MEPA) on September 29, 2000. A Notice of Project Change (NPC) was subsequently submitted to MEPA in 2004 for a proposed 16,000 sf expansion of the plaza to its current size, and MEPA issued a finding on July 9, 2004 that no further review was required.

The facility will offer self-service gasoline sales only, with only a limited number of products

being sold at the 60 square foot fuel sales kiosk (gum, cigarettes, windshield washer fluid, motor oil, etc.). No repairs or installation of automobile parts will be provided at the fueling facility. Data provided by the Institute of Transportation Engineers (ITE) were used to determine the expected number of daily vehicle trips associated with the proposed fueling facility. To accurately estimate the number of expected trips to and from the proposed fueling facility, internal shared trips and pass-by/diverted-link trips were also estimated. Based on previous customer surveys conducted by VHB at existing Stop and Shop fueling facilities, it is expected that 30 percent of the vehicles using the fueling facility will also patronize the Stop and Shop supermarket. Therefore a 30 percent internal shared trip reduction was applied to the overall trip generation for the fueling facility. Based on data provided by ITE, approximately 42 percent of trips generated by fueling facilities are pass-by trips, or vehicles that are already traveling on the adjacent roadway that enter/exit the site. Also, ITE data indicated that approximately 44 percent of trips generated by fueling facilities are diverted-link trips, or vehicles that are already on the existing roadway network that that divert from their nearby travel route to access the site. The remaining 14 percent of trips generated by fueling facilities are primary trips, or new trips to the surrounding roadway network. The daily trip generation estimates are shown below in Table 1.

**Table 1
Fueling Facility
Trip Generation Summary**

	(A)	(B = 0.3*A)	External Traffic		
			(C = A-B)	(D = 0.86 * C)	(E = C-D)
Time Period	Total Trips (8 fueling positions) ^a	Internal/ Shared Trips ^b	New Trips to Project Site	Pass-By/ Diverted-Link Trips ^c	New Trips on Roadway Network
Weekday Daily ^d	1,348	404	944	812	132

a. Based on LUC 944 for 8 vehicle fueling positions.

b. A 30 percent internal/shared trip reduction was applied, based on empirical data collected by VHB at existing Stop and Shop fueling facilities.

c. Based on ITE data, approximately 86 percent of total external site traffic will be either pass-by trips or diverted link trips.

d. Vehicles per day.

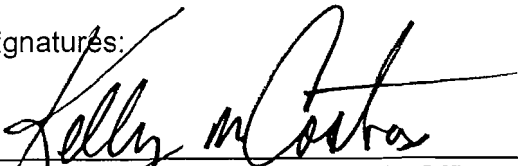
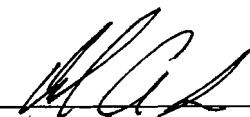
Based on the information presented above, the proposed fueling facility is expected to generate an additional 944 daily trips to and from the Project site, of which 132 trips will be new to the immediate roadway network. As shown above, the overwhelming majority of traffic associated with the fueling facility will be either traffic already on the site visiting the supermarket, or traffic already travelling on the roadway system near the site on the way to another primary destination. As with any gas station use, a negligible volume of new trips in the form of customers specifically driving to the fueling facility as their only destination are expected. The proposed fueling facility will be located within an existing active shopping center and will not have direct access to Route 1. Therefore, it is complimentary to the existing uses and not representative in any way to a typical stand-alone gas station. Considering these factors along with the anticipated minor volume of new trips, the addition of the fueling facility should have a negligible impact on traffic operations in the area.

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures:

		7/14/09	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

Kelly MacArthur Coates	Michael A. Santos
Name (print or type)	Name (print or type)
Spartan Development, LLC	Vanasse Hangen Brustlin, Inc.
Firm/Agency	Firm/Agency
Atwood Avenue	101 Walnut Street
Street	Street
Johnston, Rhode Island 02919	Watertown, MA 02471-9151
Municipality/State/Zip	Municipality/State/Zip
401-273-6800 x111	(617) 924-1770
Phone	Phone