

Commonwealth of Massachusetts
 Executive Office of Energy and Environmental Affairs
 Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: 15799

MEPA Analyst: PAIGE CZEPIGA

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Fairfield Commons Development		
Street Address: 500 Grand Army of the Republic Highway (Route 6)		
Municipality: Somerset	Watershed: Taunton	
Universal Transverse Mercator Coordinates: 319897.5106873384 E 4622081.595773885 N; Zone 19	Latitude: 41.730148 Longitude: -71.165503	
Estimated commencement date: June 2018	Estimated completion date: June 2019	
Project Type: Hotel, Retail, Office	Status of project design: 15 %complete	
Proponent: Marc Landry, South Coast Hospitality, LLC		
Street Address: 2 Stafford Court		
Municipality: Cranston	State: RI	Zip Code: 02920
Name of Contact Person: Joseph Freeman		
Firm/Agency: BETA Group, Inc.	Street Address: 315 Norwood Park South, 2nd Fl	
Municipality: Norwood	State: MA	Zip Code: 02062
Phone: (781) 255-1982	Fax: (781) 255-1974	E-mail: JFreeman@BETA-Inc.com
<p>Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:</p> <p>a Single EIR? (see 301 CMR 11.06(8)) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No a Special Review Procedure? (see 301CMR 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 (Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)</p> <p>Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)? 301 CMR 11.03(1)(b)1 – Creation of five or more acres of impervious area 301 CMR 11.03(3)(b)1.f - alteration of ½ or more acres of any other wetlands 301 CMR 11.03(6)(b)13 – Generation of 2,000 or more ADT 301 CMR 11.03(6)(b)14 – Generation of 1,000 or more ADT and construction of 150 or more parking spaces 301 CMR 11.03(6)(b)15 – Construction of 300 or more parking spaces</p>		

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Which State Agency Permits will the project require?

MassDOT - Major Vehicle Access Permit

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

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	14.5		
New acres of land altered		8.9	
Acres of impervious area	0	5.6	5.6
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		27,790 SF (1,500 cf) – BLSF	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	0	30,800 sf	30,800 sf
Number of housing units	0	0	0
Maximum height (feet)	0	50	50
TRANSPORTATION			
Vehicle trips per day	0	2,192	2,192
Parking spaces	0	412	412
WASTEWATER			
Water Use (Gallons per day)	0	22,600	22,600
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	0	22,600	22,600
Length of water mains (miles)	0	0.35	0.35
Length of sewer mains (miles)	0	0.35	0.35
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

The site totals approximately 14.47 Acres and is located along the Grand Army of the Republic Highway (Route 6) in Somerset, MA on Assessor's Map B-44 Lot 231. The zoning for this site is currently Limited Business District, there is Business District to the south, and Residence District to the north.

The entire site consists of wooded areas most of which had been previously disturbed by agricultural uses and have revegetated. The site contains wetland resource areas within the central portion of the site, including Bordering Vegetated Wetland, Bank, Land Under Water and Bordering Land Subject to Flooding adjacent to an Intermittent Stream. The site gently slopes from west to east. The Town of Somerset has issued a Determination of Applicability confirming the wetland resources shown on the accompanying plans in Attachment 8.

Describe the proposed project and its programmatic and physical elements:

The proposed project involves the development of several commercial buildings with associated parking areas as well as underground infrastructure where necessary to accommodate the preferred build. The Project Site is located within a Limited Business District and all of the uses proposed are allowed within the District; Special Permit(s) will be sought for the retail components of the project.

The parcel is owned by the Town of Somerset and was recently listed for sale by the Town to facilitate development. The Town requested bids from developers to purchase and develop the parcel. At the end of this process, the current development team was chosen by the town and awarded the chance to pursue this development due to their experience in similar projects, project approach and proposed development timeline. The Town views this property as a site with prime development potential and in the recent years has facilitated access of water and sewer utilities to the parcel as well as worked with MassDOT and neighboring developments to facilitate access. Additionally, residents of the town approved zoning changes to allow the proposed project at Town Meeting by a vote of 316-8.

The prime location of this Project with immediate access to a major state highway enables significant development opportunities that will complement land uses identified within the nearby Business and Commercial areas. Together, these two major economic development engines will provide a work place that serves the needs of its employees and visitors without placing undue burden on surrounding local roadways. The Town also views the tax revenue after the development of this parcel as partial replacement of significant tax income losses experienced in recent years.

While still in the master planning phases of Project development, the Project will consist of one phase centered at the entrance for the site from the Grand Army of the Republic Highway (Route 6) and is envisioned to include 4 building areas consisting of a 111 room Hotel, two 5,700 sf restaurants, and a 4,500 sf office, bank, or restaurant. The hotel and restaurant uses are located on the western portion of the site while the office use is located on the eastern side, accessed by a crossing of the intermittent stream. The crossing will utilize an arched culvert in order to eliminate disturbance to the stream. The need for the stream crossing is due to the Town's preference for one primary access to the site to be located at the existing traffic signal.

The Project will incorporate new infrastructure, including best management stormwater collection and

treatment; water distribution mains and connections; sewer mains and collection systems. Wastewater will be discharged to the municipal collection system and treated at the Town of Somerset Wastewater Treatment Facility, which has the capacity to treat up to 2.3 million gallons per day and sufficient capacity to accommodate the wastewater flow from the Project.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

The No-Build Alternative would leave in place the existing conditions at the Project Site. The Project Site would remain a previously undeveloped and underutilized wooded area. The No-Build Alternative does not meet the Proponent's development objectives and is not consistent with or address the Town's economic development goals to resurrect the property into productive use. As noted above, the Proponent's development opportunity is the outcome of a Town instigated RFP process for development of the parcel, so leaving this parcel undeveloped would be in opposition to the Town's wishes.

Several master plan/layout alternatives were considered to meet the intent of the town-approved Limited Business District. The filing of this ENF is the initial step in planning process and it is anticipated that site design will continue to be modified as public review continues. Nevertheless, the preliminary layout considers impacts to the environment by minimizing direct impacts to wetland resources providing improved infrastructure to treat stormwater, wastewater collection and water conservation. High quality site planning, architecture and landscape design will be incorporated to create a sustainable community with a distinct visual character that maximizes the economic benefits of the Grand Army of the Republic Highway (Route 6) investment.

Many possible layouts for the site were examined in order to determine the best way to access the eastern portion of the site (across the intermittent stream from the main portion of the development). Since only one access at the existing traffic signal is preferred by the Town, crossing the intermittent stream is necessary for development of this portion of the site. The Proponent's team visited and surveyed the site and identified the proposed location of the crossing as the most ideal spot due to the topography in the area and the width of the intermittent stream at this location. The plan proposes to use a prefabricated arched culvert in order to cross the intermittent stream in order to avoid impacts to the Bank and to limit disturbance in this area.

No off-site alternatives were considered as the redevelopment of this underutilized site at this premier location provides the best reuse of the property while minimizing impacts to the environment commonly associated with the development of previously unaltered land. Moreover, the Commonwealth has identified this site as a premier economic development site.

NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

New stormwater management systems and utility services will be constructed to serve all lots. There is sufficient room on the site to manage the pre- and post-development runoff, and a stormwater management plan is proposed to meet the Massachusetts Stormwater Performance Standards. The proposed stormwater improvements will include filtration systems such as bioretention areas and sand filters to provide water quality treatment on the project site. Above and underground detention systems will be utilized to provide mitigation of peak rates before discharging stormwater. These stormwater treatment measures will meet Mass DEP and Town of Somerset requirements.

The project will upgrade the existing traffic signal at the Route 6/Home Depot intersection, widen Route 6 to provide a dedicated left turn lane into the site, and provide sidewalks and ADA-compliant pedestrian accommodations at the site access drive intersection with Route 6 and throughout the site.

If the project is proposed to be constructed in phases, please describe each phase:

The project is proposed to be built in one phase, but order of development will largely be tenant driven.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____)
 No

if yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;

If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ___ Yes ___ No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

RARE SPECIES:

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/priority_habitat/priority_habitat_home.htm)

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

WATER RESOURCES:

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site? ___ Yes X No; if yes, identify the ORW and its location. _____

(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)

Are there any impaired water bodies on or within a half-mile radius of the project site? X Yes ___ No; if yes, identify the water body and pollutant(s) causing the impairment: Taunton River (MA 62-04) – Fecal Coliform, Fishes Bioassessments, Dissolved Oxygen.

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission? ___ Yes X No

