

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

Environmental Notification Form

<p><i>For Office Use Only</i></p> <p>EEA#: <u>16032</u></p> <p>MEPA Analyst: <u>Purvi Patel</u></p>

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: Hanover Crossing		
Street Address: 1775 Washington Street		
Municipality: Hanover	Watershed: South Coastal	
Universal Transverse Mercator Coordinates: 347612.21 4667685.52	Latitude: 42.1464755	Longitude: -70.8442436
Estimated commencement date: Nov, 2018	Estimated completion date: May, 2021	
Project Type: Mixed Use Commercial/residential	Status of project design: 25 %complete	
Proponent: PREP		
Street Address: 5905 E. Galbraith Road, Suite 1000		
Municipality: Cincinnati	State: OH	45236
Name of Contact Person: David N. Kelly		
Firm/Agency: Kelly Engineering Group, Inc	Street Address: 0 Campanelli Drive	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781 843 4333	Fax: 781 843 0028	E-mail: dkelly@kellyengineeringgroup.com
<p>Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?</p> <p><input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>a Special Review Procedure? (see 301CMR 11.09) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Waiver of mandatory EIR? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Phase I Waiver? (see 301 CMR 11.11) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)</i></p> <p>Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?</p> <p>"Transportation" 301 CMR 11.03(6)(b)13, 301 CMR 11.03(6)(b)14, 301 CMR 11.03(6)(b)15 and 301CMR 11.03(6)(a)6, *301 CMR 11.03(5)(b)4c</p> <p>(*As explained in Attachment 6 MassDEP is reviewing the hydrogeology study for the groundwater discharge permit. The Proponent's wastewater engineers believe that the proposed wastewater leaching beds are located outside the Zone 2 associated with municipal wells. If DEP determines that the Zone 2 is applicable then 301 CMR 11.03(5)(b)4c would be applicable.)</p>		

Which State Agency Permits will the project require? **Highway Access permit and Traffic Signal regulations from MassDOT, Groundwater Discharge Permit from MADEP**
 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: **Masswork Grant, for water main and roadway improvements.**

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	112.0+/- (Note 1)		
New acres of land altered		108+/-	
Acres of impervious area	59+/-	+0.8+/-	59.8+/-
Square feet of new bordering vegetated wetlands alteration		182+/-	
Square feet of new other wetland alteration		1,600+/-	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	833,481	-234,946	598,535 (commercial)
Number of housing units	0	+297	297
Maximum height (feet)	35'+/-	+18'+/-	53+/-
TRANSPORTATION			
Vehicle trips per day (Note 2)	25,424	+3,032	28,456
Parking spaces	3,509	+191	3,700
WASTEWATER			
Water Use (Gallons per day) (Note3)	93,500	+49,500	143,000
Water withdrawal (GPD)			
Wastewater generation/treatment (GPD) (Note4)	85,000	+45,000	130,000
Length of water mains (miles) (Note5)	0	+3,500	3,500
Length of sewer mains (miles)	0	0	0
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 checked="" type="checkbox"/> Yes (EEA #2, 11232, 15959 _____) <input type="checkbox"/> No			

1. Includes 106.4 acres on the Primary Property and 5.6 acres on the Secondary Property (located south of Mill Street -location of the Wastewater treatment facility)
2. Based on ITE LUC 820 (Shopping Center), LUC 850 (Supermarket), LUC 221 (Multifamily Mid-Rise) existing traffic obtained from traffic counts conducted in April 2018 and adjusted to reflect full occupancy of the mall.
3. Assuming 1.1 times wastewater generation
4. Wastewater generation based on title 5
5. A new public water main will be constructed through the property to replace existing aging private water lines.

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

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

Hanover Mall which was built in the late 1960's and early 1970's is located on an approximately 106.4 acre parcel on Washington Street (Route 53) in Hanover and Norwell. The Mall also includes an approximately 5.6 acre secondary parcel located south of the main mall property. Third Herring Brook runs through the property and generally defines the Town boundary. The property consists of an aging enclosed mall with outparcel developments containing approximately 833,781sf of commercial space and approximately 3,509 parking spaces. The property has been in decline in recent years, the victim of internet retail, more modern competition in nearby communities and the loss of tenants. Access to the property is through four driveways on Washington Street and two on Mill Street. See the attached USGS Map for the property locus and Figure 1A and Figure 1B for an existing site plan. The property is located within the town's Planned Shopping Center Zoning District.

Describe the proposed project and its programmatic and physical elements:

The proposed project entails the removal of the majority of the existing enclosed mall and the construction of a new mixed use lifestyle center consisting of approximately 506,035 sf of retail, an approximately 92,500 sf grocery store and a 297 unit apartment complex with total parking of 3,700 spaces. See Figure 2A and Figure 2B for the proposed site plan. The development will utilize the existing driveways. New infrastructure including water, sewer and stormwater will be constructed to service the new development. An existing wastewater treatment plant will be relocated and upgraded to service the project.

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 EENF provides a section on alternative analysis. During the design process various alternative layouts and uses for the proposed development were reviewed. The currently proposed design was chosen as the Preferred Alternative since it developed the property in a way that is most consistent with market needs, provides tax base and employment for the Town of Hanover and conforms to the Town's bylaws and master plan. The EENF analyzed two maximum build alternatives. The only practical alternative to the Preferred Alternative is to construct a similar commercial project that consists of either all commercial or a larger mix of residential and less commercial. These alternatives were considered and were dismissed since: They did not meet market needs which in today's internet driven retail environment requires a mixed use live work play development as evidenced by the success regionally and nationally of this development model; the alternatives resulted in greater offsite impacts to surrounding traffic infrastructure or increased greenhouse gas generation or generated more sewage and required more water, than the preferred alternative; they were not consistent with the town's master plan goals.

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

The EENF describes the Project's use of all feasible means to avoid potential environmental impacts. Those means include: constructing only the minimum parking necessary, construction of an extensive stormwater system to avoid impacts to adjacent resource areas; implementing traffic related mitigation including TDM measures and new signal timing to avoid "Transportation" impacts; creating pedestrian friendly environment; replacement of existing aging water infrastructure and fixtures with a modern water system; the implementation of a GHG reduction program to ensure compliance with the GHG policy, replacement of an aging wastewater treatment facility with a new state of the art facility that will be located further from Third Herring Brook and cooperating in the removal of Peterson Pond dam located on the property.

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

The project will be constructed in phases. Phase 1 will involve the construction of the new wastewater treatment facility that will replace the existing 1970's era system. The relocation will allow the remainder of the site to be developed. Phase 2 will entail the remaining project including the residential and commercial components of the project will be built at the same time.

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 No;

if yes, identify the ORW and its location. _____

Are there any impaired water bodies on or within a half-mile radius of the project site? ___ Yes No; if yes,

identify the water body and pollutant(s) causing the impairment: _____.

Is the project within a medium or high stress basin, as established by the Massachusetts

Water Resources Commission? ___ Yes No

STORMWATER MANAGEMENT:

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:

The project will fully comply with the DEP Stormwater Manual and will include BMPs (Catch basins/detention/recharge systems, water quality measures) See Attachment 2.