

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 12979
 MEPA Analyst: Arthur Popsley
 Phone: 617-626-1029

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: Cedarville Commons		
Street: 22 Hedges Pond Road		
Municipality: Plymouth	Watershed: South Coastal Shore	
Universal Transverse Mercator Coordinates: UTM 19 370910E 4630511N	Latitude: 41 ° 49' 04"N	Longitude: 70 ° 33' 15"W
Estimated commencement date: 09/2004	Estimated completion date: 06/2005	
Approximate cost: \$17 million	Status of project design: 50%complete	
Proponent: Eastern Development, LLC		
Street: 120 Presidential Way, Suite 300		
Municipality: Woburn	State: MA	Zip Code: 01801
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard Bourré		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: rbourre@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. 11120) 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): This project does not entail any financial assistance or land transfer from an agency of the Commonwealth of Massachusetts.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: EPA National Pollution Discharge Elimination Permit (NPDES); Town of Plymouth ZBA Special Permit and Zoning Permit

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

- | | | |
|--|---------------------------------------|--|
| <input checked="" 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 type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> DEP Groundwater Discharge Permit
Total site acreage	25.92 ac.			
New acres of land altered		18.745 ac.		
Acres of impervious area	3.92 ac.	11.08 ac.	15.042 ac.	
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	2,072 sf	172,428 sf	174,500 sf	
Number of housing units	- 0 -	- 0 -	- 0 -	
Maximum height (in feet)	N/A	35 feet	35 feet	
TRANSPORTATION				
Vehicle trips per day	84	9,676	9,760	
Parking spaces	8	762	770	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	114 gpd	13,086 gpd	13,200 gpd	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/treatment	104 gpd	11,896 gpd	12,000 gpd	
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 project site is undeveloped and thinly wooded with scrub oak forest. It contains an existing 2,070± square foot commercial building fronting on State Road. The site lies immediately east of Route 3, just north of exit 2, and is bounded by commercial businesses on Hedges Pond Road to the east, private property to the north, and the Route 3 on-ramp to the south. A 100-foot wide utility easement with overhead power lines bisects the site running parallel to Route 3. Commercial businesses with paved parking areas and landscaped islands are located along the adjacent roadways to the site. A golf course is located on Route 3A, south of the Route 3 on-ramp. According to the most recent USGS topographic map, Plymouth quadrangle, there are no perennial streams on or immediately adjacent to the site.

The project involves the construction of a 174,500± sf shopping center that will include a 71,400± sf supermarket and 103,100± sf of general retail uses. The proposed development will provide shopping opportunities for the local residents of the Cedarville neighborhood and nearby residential areas of Plymouth. Primary access to the project site will be provided via a new driveway onto State Road that will be located approximately 200 feet south of the Hedges Pond Road/State Road intersection, directly across from the northern driveway of Geoffrey's Restaurant. Secondary access to the site will be provided in the location of Sal's Road (a "paper street") that intersects Hedges Pond Road approximately 950 feet west of the Hedges Pond Road/State Road intersection.

Cedarville Commons is projected to generate approximately 7,320 net new vehicles per day (vpd) on a typical weekday and approximately 9,740 net new vpd on a Saturday, excluding pass-by trips. The corresponding new weekday morning, weekday evening, and Saturday midday peak hour trip generation is projected to be 165 vehicles per hour (vph), 675 vph, and 940 vph, respectively. Extensive capacity and safety improvements are proposed as part of this project to offset project impacts as well as to alleviate existing deficiencies. Some of the important elements of the proposed traffic improvement proposal for the project include:

- 1) Upgrading State Road from Herring Pond Road to Hedges Pond Road from a two-lane to a four-lane cross-section.
- 2) Providing geometric and pavement marking improvements, including provision of new and additional turn lanes, at the intersections of Herring Pond Road/Route 3 northbound ramps, Herring Pond Road/State Road and Hedges Pond Road/State Road.
- 3) Installing traffic-actuated signal control at the intersections of Herring Pond Road/Route 3 northbound ramps; Herring Pond Road/State Road; State Road/site driveway/Geoffrey's restaurant northern site drive; and Hedges Pond Road/State Road/Old County Road.