



**Commonwealth of  
Massachusetts**  
Executive Office of Environmental  
Affairs ■ MEPA Office

**Environmental  
Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13274
MEPA Analyst:	Bill Gage
Phone: 617-626-	1025

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 Retail Shopping Center		
Street: Interstate 195 and Route 28 (Cranberry Highway)		
Municipality: Wareham	Watershed: Buzzards Bay	
Universal Transverse Mercator Coordinates: Z19 X: 35 50 93E Y: 46 26 214N	Latitude: 41.775 N Longitude: 70.744 W	
Estimated commencement date: Spring 2005	Estimated completion date: Fall 2005	
Approximate cost: \$45 million	Status of project design: 20 %complete	
Proponent: W/S Development Associates LLC		
Street: 1330 Boylston Street		
Municipality: Chestnut Hill	State: MA	Zip Code: 02467
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David A. White, Jr., P.E.		
Firm/Agency: ESS Group, Inc.	Street: 90 Route 6A, Unit 4B	
Municipality: Sandwich	State: MA	Zip Code: 02563
Phone: (508) 833-6226	Fax: (508) 833-9687	E-mail: dwhite@essgroup.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. 2875)  No  
Pending review of MEPA Archives
- 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): The project does not involve financial assistance or land transfer from any agency of the Commonwealth.

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

List Local or Federal Permits and Approvals:

**Town of Wareham:** Conservation Commission - Order of Conditions, Planning Board - Site Plan Approval-Special Permit, Approval Not Required Subdivision, Board of Selectman - Street Access Permit, Miscellaneous Trade Licenses, Wareham Fire District - Approval of Water Service Connection, Wareham Water Pollution Control - Sewer Connection / Extension Permit  
**Federal Permits:** US Army Corps of Engineers - Programmatic General Permit (Category 1) of the Clean Water Act; US EPA - National Pollutant Discharge Elimination System Stormwater Permit for Construction

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
<b>LAND</b>				<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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) - Specify:  MADEP-Notification Prior to Demolition (BWP AQ 06)
Total site acreage	75 ac			
New acres of land altered		39 ac		
Acres of impervious area	13 ac	39 ac	52 ac	
Square feet of new bordering vegetated wetlands alteration		0 sf		
Square feet of new other wetland alteration		48 lf Bank		
Acres of new non-water dependent use of tidelands or waterways		0 ac		
<b>STRUCTURES</b>				
Gross square footage	160,700 sf	589,300 sf	750,000 sf	
Number of housing units	0	0	0	
Maximum height (in feet)	35+/- ft	15 ft	50 ft	
<b>TRANSPORTATION</b>				
Vehicle trips per day	1,000	24,161	25,161	
Parking spaces	790	2,585	3,375	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	14,000	92,800	106,800	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	12,000	77,000	89,000	
Length of water/sewer mains (in miles)	W - 0.5 S - 0.2	W - 0.6 S - 0.3	W - 0.1 S - 0.5	

**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

Response from a written request to the Massachusetts Natural Heritage and Endangered Species Program, and US Fish and Wildlife Service (Attachment A) is pending. The "Massachusetts Natural Heritage Atlas, 2003 edition" indicates no rare species or habitat occurrence within or immediately adjacent to the project limits.

**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  No

Determination is subject to consultation with Massachusetts Historical Commission. Response from a written request to the Massachusetts Historical Commission is pending. See Attachment C.

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes  No

Determination is subject to consultation with Massachusetts Historical Commission. Response from a written request to the Massachusetts Historical Commission is pending. See Attachment C.

**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.)

W/S Development Associates LLC (the Applicant), is proposing to develop a retail shopping center (the Project) on approximately 75 acres of commercially and industrially-zoned land (the Project Site) at the interchange of Route 28 (Cranberry Highway) and Interstate 195 in Wareham, Massachusetts. W/S Development Associates LLC and its affiliates form one of the leading real estate development and management corporations in New England. The Applicant is dedicated to the development of lifestyle centers, power centers and specialty centers throughout the Northeast. The Applicant is committed to providing the communities in which it locates with the best service and quality properties to establish strong, long-term relationships.

As currently contemplated the Project consists of a community-style open air shopping center with a total building area of approximately 750,000 square feet of shopping center space including retail, several restaurants totaling approximately 30,000 square feet, and other uses typically found in community shopping centers as well as associated roadways, access driveways, parking areas, and pertinent infrastructure. The Project may include

other uses typically found in shopping centers such as a home improvement center, additional restaurants, or a cinema. The Project Site is an appropriate setting for the intended uses due to the close proximity to the regional transportation system and the underlying local zoning and surrounding land uses.

The Project Site is bounded by Interstate 195 to the southeast, Route 28 to the northeast, Seth F. Tobey Road to the northwest, and Main Street to the south. The Project contemplates the redevelopment of several parcels of land consisting of a vacant 3-story office building, formerly the NSTAR Services Company and several industrial businesses with associated infrastructure. As a result of the prior development of the Project Site and the proximity to the regional highway system, the majority of infrastructure is available to the site. Primary access to the Project Site is from Route 28 with secondary access from Seth F. Tobey Road. Areas of the Project Site not occupied by the building, parking areas, or access drives are primarily vacant land. Wetland resource areas are also present on the Project Site and consist of vegetated wetland areas adjacent to an intermittent stream that flows from south to north along the easterly portion of the Project Site. The intermittent stream crosses the existing Project Site access drive to Route 28 through a reinforced concrete culvert. The Wareham Conservation Commission issued an Order of Resource Area Delineation (ORAD) on September 11, 2001 confirming the wetland resource areas on a substantial portion of the Project Site (DEP File # SE 76-1324).

Primary vehicular access to the Project Site will be accomplished by widening and signaling the existing driveway intersection on Route 28. In addition, four secondary access driveways will be constructed along the Seth F. Tobey Road frontage. To accommodate the increased traffic volume, the following improvements along Route 28 are proposed; 1) traffic signal at Seth F. Tobey Road, 2) traffic signal at Interstate 195 Westbound Ramps, 3) traffic signal at Interstate 195 Eastbound Ramps as well as a widening of the Eastbound Off-ramp to create a double left turn lane approaching the Route 28 intersection, 4) traffic signal at the Project Site entrance, and 5) roadway widening to accommodate a dedicated double left-turn lane from Route 28 Northbound to the Project Site. Additionally, the Main Street/Tremont Street intersection will be upgraded to provide additional storage for the eastbound left-turn lane from Main Street eastbound approach.

The Project will be connected to existing municipal water and sewer service. Based on the current development scenario, it is anticipated that the project will result in an increase of 92,800 gallons per day of water consumption and subsequently generate an increase of approximately 77,000 gallons of waste water per day based upon MADEP 314 CMR 7.15. Initial discussions with representatives from the Town of Wareham's water and sewer departments indicated that adequate capacity is available to service the development.

During the site selection process for this Project, the Applicant reviewed potential site locations based upon several factors including, but not limited to, the following: (1) availability of land for sale; (2) proximity to interchanges of major state highways; (3) available land with appropriate zoning (industrial/commercial); and (4) existing infrastructure (roadways and utilities) within proximity to service the Site without the need for major upgrades or improvements; (5) appropriateness of the development due to site-specific environmental factors; and (6) market demand. The parcels of land that make up the Project Site were available for purchase at the interchange of Interstate 195 and Route 28, with frontage along Route 28 and Seth F. Tobey Road. The parcel is currently zoned as Strip Commercial/Industrial, contains limited wetland resource areas, no rare species mapped, and no historical buildings. The Project Site, as presented herein, met all the criteria listed above.

In general, the Project will be designed to meet all applicable federal, state, and local standards. Due to the occurrence of wetlands on the Site bordering Route 28, concept plans have evolved to avoid the wetland resource areas by utilizing the existing wetland access driveway crossing from Route 28. Relative to unavoidable wetland impacts, permits will be sought pursuant to the Wareham Wetland Protection By-law, the Massachusetts

Wetland Protection Act, and the US Army Corps of Engineers Programmatic General Permit (Category 1). Replacement wetlands will be designed to compensate for the unavoidable wetland impacts related to the improvements to the access driveway from Route 28.

The Project will include the design and construction of storm water management systems to meet the guidelines listed in the in MADEP's Storm Water Management Policy. Based on the current proposed plan, storm water quality improvements will be accommodated by implementing a series of best management practices (BMPs) that may include deep sump catch basins, water quality devices, water quality basins, and storm water infiltration.