

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: *13940 A*
MEPA Analyst: *Aisling Eglinton*
Phone: 617-626-*1024*

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: ADM Tihonet Mixed Use Development		
Street: Tihonet Road, Wareham		
Municipality: Wareham, Carver and Plymouth	Watershed: Buzzards Bay	
Universal Tranverse Mercator Coordinates:	Latitude: 41° 47' 52" N	Longitude: 70° 43' 29" W
Estimated commencement date: 2008	Estimated completion date: 2027	
Approximate cost: \$400,000¹	Status of project design: <10% complete	
Proponent: ADM Development Services LLC		
Street: 158 Tihonet Road		
Municipality: Wareham	State: MA	Zip Code: 02571
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Stacy Minihane		
Firm/Agency: Beals and Thomas, Inc.	Street: 32 Court Street	
Municipality: Plymouth	State: MA	Zip Code: 02360
Phone: (508) 366-0560	Fax: (508) 746-6407	E-mail: sminihane@btiweb.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?²
 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? *Request for Special Review Procedure*
 Yes (EOEA No. 13940) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:³
- | | | |
|--|------------------------------|--|
| 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 |

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 Proponent has not yet applied for any Financial Assistance in connection with the Tihonet Mixed Use Development Project. However, the Proponent may, over the duration of the Project, apply for Financial Assistance including, for example, grants from the Massachusetts Technology Collaborative and the MORE program. The amount of such funding has not yet been determined.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify Natural Heritage and Endangered Species Program, Massachusetts Historical Commission, Department of Environmental Protection) No

List Local or Federal Permits and Approvals: No Permits or approvals have been applied for at this date, however it is

¹ This is the cost estimated for both construction and permitting related costs associated with Phase B.

² Note: This Environmental Notification Form addresses Phase A and Phase B.

³ As set forth in the SRP the Phase A information has been presented at an EIR level of detail, so that the Secretary may determine that no future MEPA filings are required for Phase A (inclusive of Phases A1 and A2).

anticipated that the following will be required: Local (Wareham)- Orders of Conditions, Preliminary and Definitive Subdivision Approvals, Site Plan Reviews, Special Permits, Water Supply Approval, Wastewater Treatment Approvals, Building Permits. Federal- NDPEs Stormwater Permit for Construction Activities (Environmental Protection Agency), Programmatic General Permit/Individual Permit (Army Corps of Engineers).

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input checked="" type="checkbox"/> Water | <input checked="" 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 |

PHASE A1 (IN TIHONET TECHNOLOGY PARK) & PHASE A2 (LOU AVENUE)

Summary of Project Size & Environmental Impacts	Existing		Change		Total		Combined Phase A State Permits & Approvals
	Phase A1	Phase A2	Phase A1	Phase A2	Phase A1	Phase A2	
LAND							
Total site acreage	±18.4	±6					<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"/> Conservation and Management Permit <input type="checkbox"/> DEP Groundwater Discharge Permit <input checked="" type="checkbox"/> DEP Distribution System Modification Permit <input type="checkbox"/> DEP Sewer Connection / Extension Permit <input checked="" type="checkbox"/> DEP Construction / Demolition Notification <input checked="" type="checkbox"/> Coastal Zone Management Consistency Review <input checked="" type="checkbox"/> Potential Permit from State
New acres of land altered			+15.1	+4.9			
Acres of impervious area	0	±0.3	+8.3	+3.0	±8.3	±3 ⁴	
Square feet of new bordering vegetated wetlands alteration			0	0			
Square feet of new other wetland alteration			0	0			
Acres of new non-water dependent use of tidelands or waterways			0	0			
STRUCTURES							
Gross square footage	0	±5,400	+115,200	+40,000	±115,200	±40,000 ⁵	
Number of housing units	0	0	0	0	0	0	
Maximum height (in feet)	0	N/A ⁶	+40	+42	±40	±42	
TRANSPORTATION							
Vehicle trips per day	0 ⁷	100	+828	+1,322	±828 ⁸	±1,422 ⁹	
Parking spaces	0 ¹⁰	0 ¹¹	+407	+170	±407	±170	
WATER/WASTEWATER							
Gallons/day (GPD) of water use	0	0	+4,000	+3,500	±4,000	±3,500	
GPD water withdrawal	0	0	+4,400	+3,800	±4,400	±3,800	

⁴ The proposed development will encompass the existing impervious areas.

⁵ Some existing buildings have already been demolished. Remaining buildings will be demolished prior to construction.

⁶ The majority of existing structures on the parcel have been demolished. Those remaining will be demolished prior to construction.

⁷ Vehicle trips associated with existing conditions are negligible.

⁸ Based on ITE LUC 710, General Office Building (28,800 square feet (sf)) and LUC 140, Manufacturing (86,400 sf).

⁹ Based on ITE LUC 720, Medical-Dental Office Building (40,000 sf).

¹⁰ Although not formal parking (i.e. the area is not paved), a portion of the Phase A1 area is used for visitor parking during a cranberry festival sponsored by the Cape Cod Cranberry Growers Association each year.

¹¹ A driveway associated with a residence has not yet been demolished.

GPD wastewater generation/ treatment	0	0	+8,000	+7,000	±8,000	±7,000
Length of water/sewer mains (in miles)	0	0	+0.2	+0.1	±0.2	±0.1

Archaeologist

PHASE B¹² (BUSINESS DEVELOPMENT OVERLAY & GENERAL COMMERCIAL DISTRICTS)

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" 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"/> Conservation and Management Permit <input checked="" type="checkbox"/> DEP Groundwater Discharge Permit <input checked="" type="checkbox"/> DEP Distribution System Modification Permit <input checked="" type="checkbox"/> DEP Sewer Connection/Extension Permit <input checked="" type="checkbox"/> DEP Construction/Demolition Notification <input checked="" type="checkbox"/> Coastal Zone Management Consistency <input checked="" type="checkbox"/> Potential Permit from
Total site acreage	±1,140			
New acres of land altered		+130		
Acres of impervious area	±1.8	+80	±82	
Square feet of new bordering vegetated wetlands alteration		+3,000 ¹³		
Square feet of new other wetland alteration		+5,800 ¹⁴		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	±43,300 ¹⁵	+1,679,800	±1,723,100	
Number of housing units	0	0	0	
Maximum height (in feet)	±35	+40	40	
TRANSPORTATION				
Vehicle trips per day	100	+16,894	±16,994 ¹⁶	
Parking spaces	--	+4,000	±4,000	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	+55,000	±55,000	
GPD water withdrawal	0	+60,000	±60,000	

¹²Phase B is exclusive of Phase A.

¹³ An additional 0.3 to 1 acre of impacts may occur in association with improvements to local roadways and state highways associated with off-site traffic improvements. This estimate is based upon the MassGIS wetland layer and conceptual traffic mitigation plans.

¹⁴ Includes estimated impacts to Land Under Water Bodies and Waterways and Bordering Land Subject to Flooding. An additional ±1 to ±2 acres of additional impact to BLSF may occur in association with improvements to local roadways and state highways associated with off-site traffic improvements. Of this additional area, nearly an acre presently consists of impervious area. Riverfront Area impacts not included.

¹⁵ Includes structures associated with cranberry bog operations (such as pump houses), as well as other buildings presently within the Phase B area.

¹⁶ Based on ITE LUC 110, General Light Industrial; LUC 140, Manufacturing; LUC 150, Warehousing; LUC 310, Hotel; LUC 710, General Office Building; LUC 720, Medical-Dental Office Building; LUC 760, Research and Development Center; and LUC 820, Shopping Center. Excludes pass-by trips and trips associated with Phase A.

GPD wastewater generation/ treatment	0	+108,000	±108,000	State Archaeologist
Length of water/sewer mains (in miles)	0	+7	±7	

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: *EH 17 and 516, PH 404 and 1165, See Section 4.2.5 for additional detail*) 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

- **Phase A** - An intensive (locational) archaeological survey was conducted in 2005 under state archaeological permit number 2798 within the Tihonet Technology Park site (including the Phase A1 parcel) and portions of the Phase A2 project areas. These surveys did not identify any significant cultural resources. The proposed medical office facility and attendant parking within the Phase A2 project area located off Lou Avenue is situated on upland areas that were not included in the 2005 survey. The Project Proponent recognizes the potential for archaeological sites within this area and will coordinate with the Massachusetts Historical Commission regarding the need for additional survey.
- **Phase B** - An intensive (locational) archaeological survey was conducted within the "Santos Property" and "Hotel Lot" (encompasses a portion of Phase A2) in 2005 under state archaeological permit number 2798 (Refer to Figure 2.5.1, Parcel Archaeological Sensitivity). Based upon the results of the intensive (locational) archaeological survey, no significant archaeological resources are present within the Santos Property. The remainder of the Phase B area was assessed for archaeological sensitivity as part of the reconnaissance archaeological survey conducted for the Project. The majority of the area proposed for development within Phase B is considered moderately sensitive for containing archaeological sites. The Project Proponent recognizes the potential for archaeological sites within this area and will coordinate with the Massachusetts Historical Commission regarding the need for additional survey prior to commencing construction activities.

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.)

This Expanded Environmental Notification Form is being submitted in accordance with the Certificate of the Secretary of Environmental Affairs establishing a Special Review Procedure, dated January 29, 2007.

(a): The Parcel consists of ±6,074 acres of land within the Towns of Wareham, Carver and Plymouth (the "Parcel"). The Parcel has been divided into geographic areas denoted as Phase A1 (±18.4 acres within the proposed Tihonet Technology Park (TTP) site off Farm-to-Market Road) and Phase A2 (±6 acres off Lou Avenue)(together Phases A1 and A2 constitute Phase A); Phase B (±1,140 acres in the southwestern quadrant of the Parcel, exclusive of Phase A); and Phase C (the remainder of the Parcel, ±4,910 acres). Phases A, B and C taken together comprise the Project. Refer to Figures 1 and 2, USGS and Aerial Phase Location Indices.

Note that changes to the Phase A program have occurred subsequent to the issuance of the Special Review Procedure (SRP) for this Project. Therefore, this filing also serves as a Request to Amend the SRP. Specifically, what was identified as Phase A in the SRP is now designated Phase A1, and associated development has been reduced in size from 150,000 sf to 115,200 sf and relocated from the northwestern quadrant of the TTP site to the southeastern quadrant of this TTP site. Additionally, Phase A2 has been added to the Phase A program; Phase A2 consists of a ±40,000 sf medical office facility off Lou Avenue. As set forth in the SRP, this Expanded ENF serves as a single environmental review document for Phase A portion of the development. As also set forth in the SRP, this Expanded ENF filing also serves to request a scope from MEPA with regard to the Phase B portion of the development. The Phase B site characteristics and proposed development are summarized below (Refer to Figures 4.1.1 and 4.1.2, Phase B Locus Map and Phase B Aerial Map, respectively). Please refer to the attached narrative that accompanies this form for additional detail with regard to Phase B, and for information regarding Phases A and C.

The Phase B area is generally bounded by Tihonet Road and Farm-to-Market Roads to the east, Route 28 to the south, Route 195 and Charlotte Furnace Road to the west, and the Carver/Wareham town line to the north. The proposed Phase A areas (located within Development Areas D and GC1 on Figure 4.1.1.1, Phase B Conceptual Plan and discussed in further detail in the accompanying report) are not included within the total Phase B area. The vast majority of the Phase B area is undeveloped, with wooded uplands and wetlands, as well as approximately 325 acres of cranberry bogs, present. In addition to the numerous sand track roads providing access for agricultural operations, the northern extent of Phase B also contains a power line easement oriented east/west. An area formerly used as a BMX/dirt-bike course is also present in the southeastern corner of the portion of Phase B north of Route 25. The only named pond within Phase B is Mosquito Pond, which is situated within the approximate center of that portion of Phase B north of Route 25. Several other water bodies, many of which are man-made, are also present within Phase B, and are used for irrigation of the cranberry bogs. Canals and streams, including Rose Brook, also flow throughout the Phase B area. The southern portion of the Phase B area (south of Route 25) lies within the Coastal Zone associated with Buzzards Bay. The Natural Heritage & Endangered Species Program has mapped two areas of rare species habitat (Priority Habitats 404 and 1165 and Estimated Habitats 17 and 516) for the Eastern box turtle and water-willow stem borer (Refer to Figure 4.2.5.1, Phase B NHESP Mapping). An intensive (locational) archaeological survey was undertaken within three areas within Phase B, Refer to Figure 2.5.1, Archaeological Sensitivity exhibit). This survey indicated that no significant archaeological resources are present within these areas. The remainder of the Phase B area was assessed for archaeological sensitivity, and the majority of this area is considered moderately sensitive for containing archaeological sites, with two small isolated pockets considered to have high sensitivity for archaeological sites.

Topography within the Phase B area is varied and can be generally characterized by gently rolling slopes and relatively flat topography, with elevations ranging from ±14 feet above sea level where Rose Brook crosses Tihonet Road, to over 80 feet in the northwestern corner of the Phase B area, east of Charlotte Furnace Road. The portion of the Phase B area south of Route 25 is generally flatter than the northern reaches of Phase B, and is dominated by cranberry bogs. Surficial geology within Phase B consists of sand and gravel, till or bedrock, a large sand deposit, and floodplain alluvium (Refer to Figure 2.3.2.1, Surficial Geology Map). Soils within Phase B include Carver coarse sand, Gloucester very stony loamy sand, Au Gres and Wareham loamy sands, freshwater marsh, sanded muck, shallow muck, and deep muck (Refer to Figures 2.3.3.1 and 2.3.3.2, 1969 Soils Map and 2003 Draft Updated Plymouth County Soil Survey Information, respectively). Groundwater within Phase B is part of the Plymouth Carver Aquifer, which is mapped as either high or medium yield within Phase B. Phase B lies within the limits of the Wareham Fire District, which withdraws water from the Plymouth-Carver Aquifer through a network of eight wells. Existing wastewater infrastructure servicing Phase B is limited to a portion of the Town of Wareham's

wastewater collection system located along Route 28. Electricity, telecommunications, and other related utilities are available along Route 28, along Tihonet Road and Farm-to-Market Road, and along Charlotte Furnace Road. No documented contaminated sites are located within Phase B. Phase B contains land zoned as Residence 60 with a Business Development Overlay District (BDOD) and as General Commercial.

(b): The preferred, moderate build alternative for Phase B consists of twenty-four development sites that are located within the BDOD zoned portion of Phase B, and eight new on-site roadways that are proposed to serve as primary access to these sites (Refer to Figure 4.1.1.1, Phase B Conceptual Plan). Approximately a dozen additional parcels (or portions thereof) comprise the remaining development proposed within the General Commercial portion of Phase B. Access to the areas within the General Commercial District will be provided via direct connection to Route 28, via Lou Avenue, and/or via Garage Street off Lou Avenue. Roadways are anticipated to consist of a 50-foot right-of-way width and a 28-wide pavement width. Within each development site, the amount of impervious surface will be minimized, while facilitating the siting of the proposed uses. Specific uses that are proposed could include, but are not limited to, retail (40,000 sf), manufacturing (343,600 sf), warehouse¹⁷ (150,000 sf), light industrial (525,000 sf), office (201,200 sf), medical office (80,000 sf), research and development (290,000 sf), and a hotel (50,000 sf). The current agricultural uses within the Phase B area are anticipated to continue, and proposed development areas have been situated to allow for that continued use. A pedestrian trail network presently exists, and may be expanded, for use by users of Phase B. Impacts associated with Phase B are detailed in the accompanying report, and summarized on page 3 of this form.

On-site alternatives to the proposed Phase B development include the No Build Alternative and the Maximum Build Alternative. Off-site alternatives to the project have not been considered, given that it would not be practicable for the Proponent to purchase a similarly sized tract of land to accommodate the development elsewhere. The No Build Alternative is defined as the decision not to proceed with the Project and, at the present time period, to maintain the existing conditions of the Phase B area. Although Phase B is zoned to accommodate commercial and residential uses, the benefits of increased tax revenues as well as increased employment opportunities, both temporary and permanent, would not be realized with the No Build Alternative. Under the No Build Alternative, cranberry farming and associated operations would continue, however the Proponent would not develop the Phase B area to accommodate commercial development. The Maximum Build Alternative would consist of expanded development footprints within the same development sites, with the exception of added development within development areas H and J, within which no development is proposed under the Preferred Alternative. The Maximum Build Alternative consists of twenty-four development sites within the BDOD, and the same development areas within the General Commercial District. In addition to increases in building footprints, the footprint of associated parking areas and stormwater management facilities will increase, due to the need for additional space for employees and visitors. Specifically, the Maximum Build Alternative consists of the following uses: retail (74,000 sf), manufacturing (730,850 sf), warehouse (240,000 sf), light industrial (922,500 sf), office (473,550 sf), medical office (131,000 sf), research and development (547,250 sf), and a hotel (50,000 sf). Additional details relating to Project alternatives are included in the accompanying narrative. In addition to these Project alternatives, engineering alternatives for the proposed Phase B development (e.g. private wells vs. Wareham Fire District water supply, wastewater options, etc.) are also included in the narrative.

(c): Given the conceptual nature of the Phase B program, specific mitigation measures have not yet been identified. In general, mitigation will be provided for the proposed development, including mitigation for wetland impacts at a ratio consistent with pertinent regulatory criteria. Additionally, the stormwater management facilities within Phase B will be designed to mitigate any adverse surface water and hydrological impacts caused by the proposed Phase B development. Given the proximity to agricultural uses and wetlands, the Proponent will implement a stormwater management system to effectively control and convey stormwater runoff, with consideration for water quality and quantity. Mitigation relating to rare species and cultural resources will be undertaken in coordination with the Natural Heritage & Endangered Species Program and the Massachusetts Historical Commission, respectively. Additional information relating to the aforementioned categories requiring mitigation, as well as to transportation, groundwater, water supply, wastewater, and utilities is provided in the appended Expanded Environmental Notification Form narrative.

¹⁷ Warehouse is not allowed within the BDOD, however "warehouse" as used herein refers to an ancillary use necessary in association with an allowed use (a storage area within a manufacturing facility, for example).