

**ENF Environmental Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOEA No.: 12868  
 MEPA Analyst: Jay Wickersham  
 Phone: 617-626-1022

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: <b>Plymouth Gateway</b>		
Street: <b>Commerce Way</b>		
Municipality: <b>Plymouth</b>	Watershed: <b>Taunton</b>	
Universal Tranverse Mercator Coordinates: <b>Zone 19 357528E 4645701N</b>	Latitude: <b>41°57'09" N</b> Longitude: <b>70°43'08" W</b>	
Estimated commencement date: <b>July 2003</b>	Estimated completion date: <b>July 2008</b>	
Approximate cost: <b>\$90 - \$120 million</b>	Status of project design: <b>10 %complete</b>	
Proponent: <b>Saxon Real Estate Partners</b>		
Street: <b>200 Oak Point Drive</b>		
Municipality: <b>Middleboro</b>	State: <b>MA</b>	Zip Code: <b>02346</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Brian C. Graves</b>		
Firm/Agency: <b>Epsilon Associates</b>	Street: <b>150 Main Street, PO Box 700</b>	
Municipality: <b>Maynard</b>	State: <b>MA</b>	Zip Code: <b>01754</b>
Phone: <b>(978) 897-7100</b>	Fax: <b>(978) 897-0099</b>	E-mail: <b>bgraves@epsilonassociates.com</b>

- 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. \_\_\_\_\_)  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):

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

List Local or Federal Permits and Approvals:  
**Zoning Permit from Building Inspector**  
**Special Permit from Zoning Board of Appeals**  
**Variance from buffer requirements to numbered roadways**

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 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	± 115 A			
New acres of land altered		35 A		
Acres of impervious area	0 A	81 A	81 A	
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage	N/A	785,000 SF	785,000 SF	
Number of housing units	N/A	0	0	
Maximum height (in feet)	N/A	35 ft	35 ft	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	25,570	25,570	
Parking spaces	0	4,200	4,200	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	76,000 GPD	76,000 GPD	
GPD water withdrawal	0	21,000 GPD*	21,000 GPD*	
GPD wastewater generation/ treatment	0	55,000 GPD	55,000 GPD	
Length of water/sewer mains (in miles)	0	6,600 ft. water 6,600 ft. sewer	6,600 ft. water 6,600 ft. sewer	

\*Potential on site well for irrigation purposes.

(600 ft. offsite)  
(600 ft. offsite)

**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.*)

#### **Existing Site Description & Project Overview**

The approximately 115 acre subject property is situated adjacent to Commerce Way in Plymouth, Massachusetts. The site is an active sand and gravel removal operation, and is currently comprised of both cleared and forested land. The land is completely undeveloped and does not contain any structures or impervious surfaces. The surrounding land area is a combination of private residences, commercial development and sand and gravel removal. The new Route 44 is currently under construction immediately east of the property. See USGS Locus Map and Figure 1.

Plymouth Gateway is a proposed mixed commercial development incorporating approximately 785,000 S.F. of retail space and restaurant use and 4,200 parking spaces all within the confines of the existing property (see Figure 2). Off-site work is limited to the extension of a 600-foot sewer main and water line from the project site to an existing system on Christa McAuliffe Boulevard. Generated wastewater is to be directed into the new treatment plant on Camelot Drive. The proposed stormwater management system will be designed in accordance with the standards set forth under the Massachusetts Department of Environmental Protection Stormwater Management Policy. Impacts to local, state or federal wetland resource areas are not anticipated.

#### **Alternatives**

On-site Alternatives – The Plymouth Gateway development is restricted to the 115 acre property that borders on the Plymouth Industrial Park. The Town of Kingston abuts the parcel to the north and the new Route 44 divided highway borders the property to the east. Private lands undergoing residential and commercial development surround the property to the west and south. There are no additional on-site areas that can accommodate the 785,000 SF of retail/restaurant space, parking areas and stormwater management system requirements associated with these allowed uses.

Off-site Alternatives – The proposed development corresponds to surrounding zoning designations and land use patterns along Commerce Way and meets the needs of the adjoining communities. Incorporating commercial/retail use at the Plymouth Gateway site provides for a well defined commercial/retail corridor in an easily accessible location.

#### **Mitigation Measures**

Stormwater Management Mitigation Measures - The proposed stormwater management system will meet the standards set forth under DEP's Stormwater Management Policy. There will be no increase in post-development runoff rates and Best Management Practices (BMPs) will be employed and incorporated into a long term operation and maintenance plan.

Sedimentation/Erosion Control Measures - Siltation barriers will be installed between proposed construction activities and any off-site wetland resource areas.

Traffic Mitigation Measures – Appropriate traffic mitigation will be investigated in the EIR.