

ADM Tihonet Mixed Use Development



**2ND QUARTERLY UPDATE MEETING
SEPTEMBER 25, 2008
CARVER, MA**

**SAVE THE DATE
3RD QUARTERLY UPDATE MEETING
DECEMBER 18, 2008
PLYMOUTH, MA**



183316PP001

Beals and Thomas, Inc.

Project Chronology/Status Update



- DECEMBER 2006----- SUBMITTED REQUEST FOR SPECIAL REVIEW PROCEDURE**
- JANUARY 2007----- RECEIVED CERTIFICATE ESTABLISHING SPECIAL REVIEW PROCEDURE**
- JUNE 2008----- HELD PRE-FILING/FIRST QUARTERLY UPDATE MEETING**
- JULY 2008----- SUBMITTED EXPANDED ENVIRONMENTAL NOTIFICATION FORM, REQUEST FOR SINGLE REVIEW DOCUMENT FOR PHASE AND A2, REQUEST TO AMEND THE PROCEDURE** **A1 SPECIAL REVIEW**
- AUGUST 2008----- INITIAL MEPA SITE VISIT & MEETING**
- SEPTEMBER 2008---- ADDITIONAL “FROGFOOT” SITE VISIT**
- SEPTEMBER 2008---- RECEIVED CERTIFICATE ON EXPANDED ENVIRONMENTAL NOTIFICATION FORM & DRAFT RECORD OF DECISION ON PHASE A**

Conceptual Plan Summary

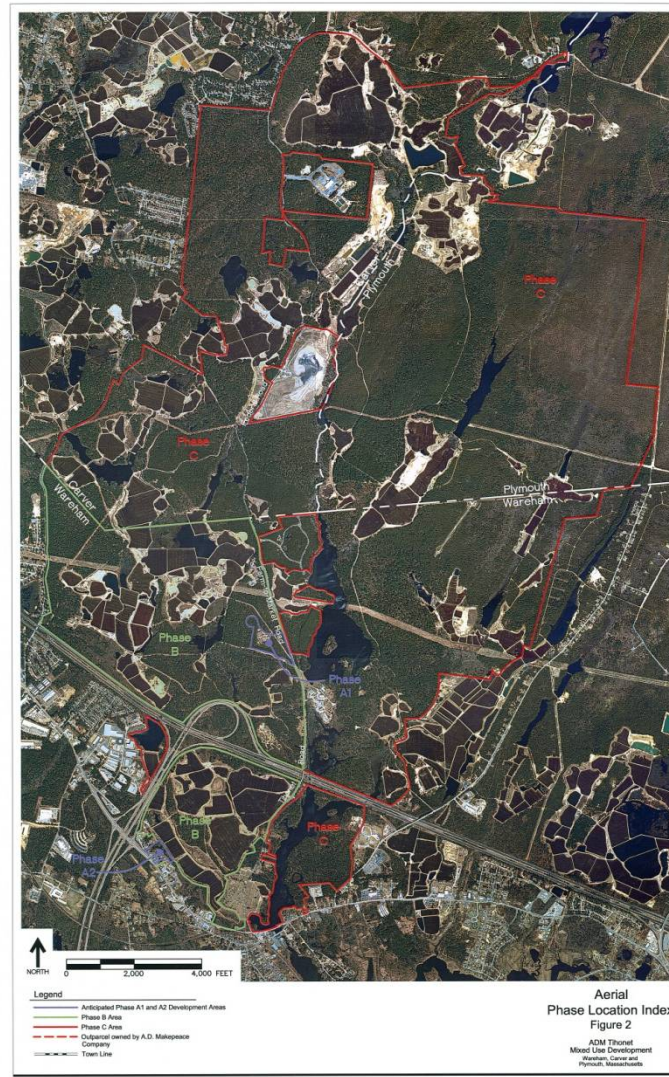


PHASE A

PHASE B

PHASE C

Phase Location Index



First Phase in Tihonet Technology Park (Wareham)

115,200± sf 2-story mixed use building (phased)

25% office, 75% light manufacturing

Green building standards

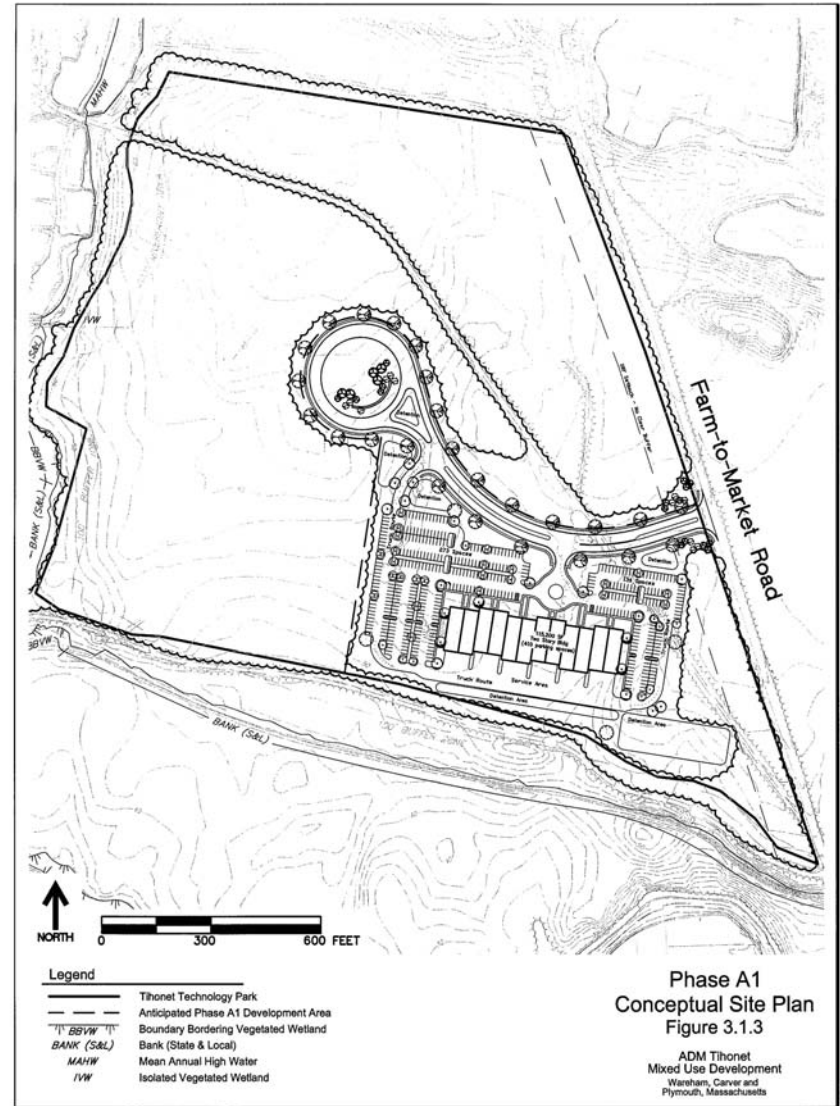
Title 5 septic with enhanced nitrogen removal

Low impact design principles

Town water

25% pervious pavement

Phase A1



6± acres off Lou Ave & Garage Street (Wareham)

40,000± sf 2½-story medical office building

Propose connection to Wareham WWTF or Title 5 with enhanced nitrogen removal

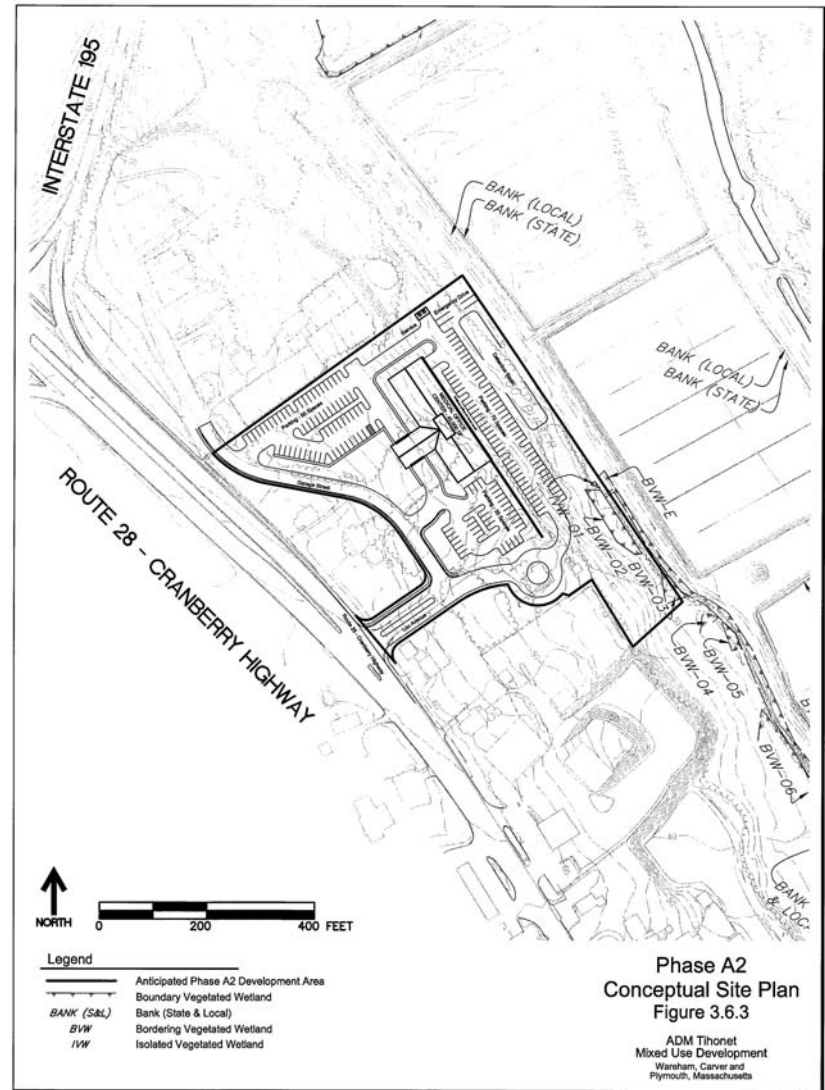
Green building standards

Low impact design principles

Town water

25% pervious pavement

Phase A2



4,910± acres (Wareham, Carver, Plymouth)

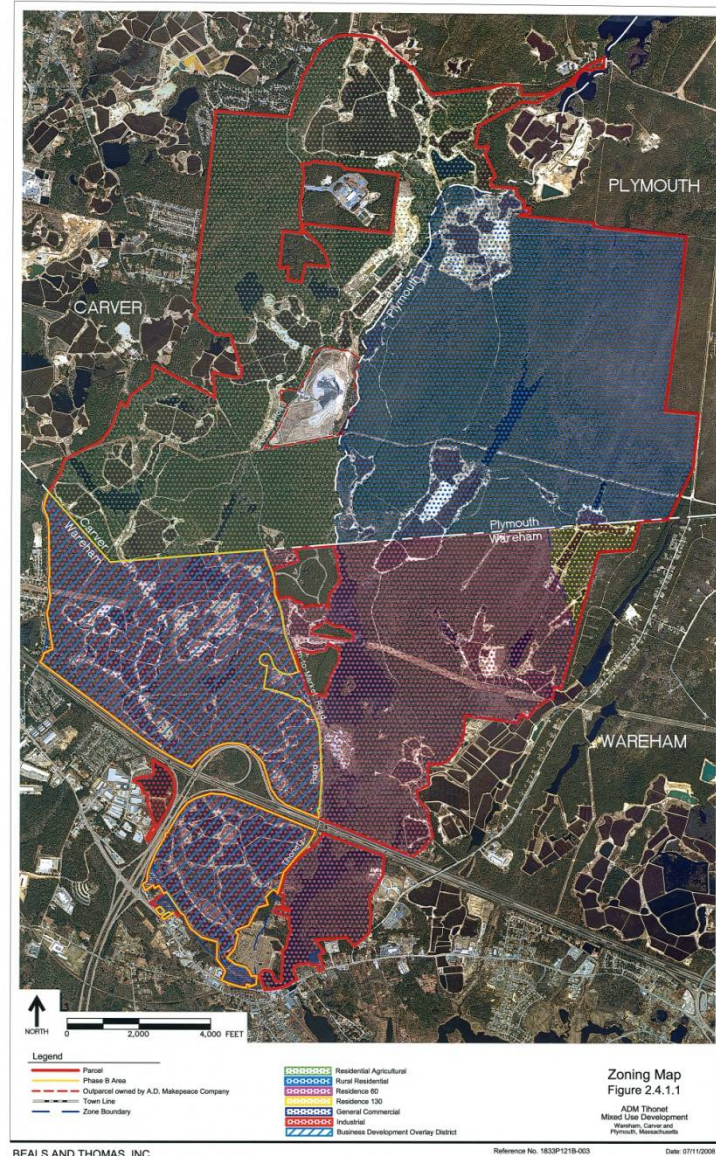
Development identified consistent with by-right

Actual buildout will depend on future zoning changes/market conditions

Agricultural

Conservation

Phase C



Cumulative Impacts/Mitigation



THE SPECIAL REVIEW PROCEDURE IN ACTION

Reasons for Special Review Procedure



- **Size/Multi-Town Location**
- **Complexity**
- **Long-Term Timeline**
- **Undefined Future Phases**

Special Review Procedure Steps



- **Completed Steps**

- **File Expanded Environmental Notification Form**

- ✦ **Baseline Environmental Resources Assessment**
- ✦ **Phase A Description & Analysis at EIR Level of Detail**
- ✦ **Phase B Master Plan with Alternatives**
- ✦ **Phase C Draft Development Plan- Overall Project Vision & Goals**
- ✦ **For All Phases**
 - **Demonstrate that implementation of the phase will not preclude options to avoid, minimize, or mitigate environmental impacts associated with future phases**

Special Review Procedure Steps (ctd.)



- Certificate on Expanded Environmental Notification Form to scope Phase B Environmental Impact Report
- Draft Record of Decision to Allow Phase A to proceed to permitting
- **Next Steps**
 - Phase B Environmental Impact Report (or status report if not complete) to be Filed by 7/11/10
 - Each Subsequent Phase Requires a New Environmental Notification Form & Secretary will Determine if Environmental Impact Report is Required

Special Review Procedure Steps (ctd.)



- Each MEPA Filing will Include:
 - ✦ Revised & Updated Master Plan
 - ✦ Cumulative Impact Assessment (Including Proposed and Previous Phases)
 - ✦ Discussion of Phase consistency with the Master Plan
 - ✦ Information & Analysis to Demonstrate that Implementation of the Proposed Phase will not Preclude Options to Avoid, Minimize, or Mitigate Environmental Impacts Associated with Future Project Phases

Special Review Procedure Steps (ctd.)



- **Prior to Each MEPA Filing:**
 - ✦ **Public Outreach Meeting in the Town in which the Proposed Project Phase is Located**
 - Present information about proposed development and upcoming submission
 - Provide the public with an opportunity to discuss and comment
 - Take meeting minutes (to be included in the filing)
- **Quarterly Update Meetings**
 - ✦ **12/18/08 Plymouth Location TBD**
 - ✦ **3/26/09 Wareham Location TBD**
- **Maintain Website**
 - www.admakepeace.com
 - Information about upcoming meetings
 - MEPA documents available for review
 - Project updates

Certificate on the Expanded Environmental Notification Form



PROJECT HISTORY/SUMMARY
DRAFT ENVIRONMENTAL IMPACT REPORT SCOPE

EENF Certificate



- **Phase One Waiver**
- **Project Description**
- **Permits & Jurisdiction**
- **EENF Review**
- **Scope for the Draft Environmental Impact Report**

Phase B Draft Environmental Impact Report Scope



- **General**

- Cumulative Impacts of Phase A & Phase B
- Revised/Updated Master Plan for Entire Site
(Includes Phase C)

- **Alternatives**

- Evaluate Feasible Alternatives (including reducing number of development areas)
- Alternative Configurations (location/footprint of buildings and other project elements)
- Overlay of Alternatives in the Context of Sensitive Resources

Draft Environmental Impact Report Scope (ctd.)



- **Wastewater & Nutrient Loading**
 - Cumulative Analysis of N Loading
 - Comprehensive N Management Plan
 - Update on Phase A Wastewater Infrastructure Development & N Offsets
 - Consult with Towns, MADEP, CZM, & Environmental Organizations
 - Water Conservation Strategies

Draft Environmental Impact Report Scope (ctd.)



- **Rare Species & Wildlife Habitat**
 - Detailed Habitat Assessment (Consult with NHESP)
 - Alternative Layouts to Avoid/Minimize Habitat Fragmentation
 - Project Phasing
- **Fisheries**
 - Measures to Protect Diadromous Fish Species
 - Characterize Fish Communities
- **Wetlands**
 - Describe & Quantify all Wetland Resource Area & Buffer Zone Impacts
 - Wildlife Habitat Evaluation
 - Demonstrate Consistency with Stream Crossing Standards
 - Detailed Replication/Mitigation Plans

Draft Environmental Impact Report Scope (ctd.)



- **Stormwater & Low Impact Development**
 - Compliance with DEP Stormwater Standards
 - Drainage Analysis
 - Detailed Description of Stormwater Management System
 - Describe Changes to Site Topography, Hydrology & Drainage Patterns
 - Specify LID Measures
- **Air Quality**
 - Mesoscale Analysis
 - Greenhouse Gas Emissions Analysis

Draft Environmental Impact Report Scope (ctd.)



- **Transportation**

- Mitigation Implementation Schedule
- Updated Traffic Study & Transportation Demand Management Program
- Consult with Regional Planning Agencies & Executive Office of Transportation

- **Water Supply**

- Irrigation Wells
 - ✦ Location
 - ✦ Estimate Groundwater Withdrawals
- Identify Sustainable Water Conservation Practices
- Consistency with Plymouth/Carver Aquifer Action Plan, Regional Open Space Plan & Bylaw Recommendations

Draft Environmental Impact Report Scope (ctd.)



- **Federal Consistency Review**
 - Consult with CZM
 - Consistency with Enforceable Program Policies
- **Historical & Archaeological Resources**
 - Consult with MHC
 - Single Comprehensive Cultural Resources Section
- **Construction Period Impacts**
 - Construction Management Plan
- **Proposed Mitigation & Section 61 Findings**
 - Mitigation Measures, with Proposed Section 61 Findings
 - ✦ Schedule for implementation, responsible parties, etc.
- **Responses to Comments**
- **Circulation & Public Outreach**
 - Meeting Notification to EENF Distribution List, SRP/EENF Commenters, MEPA Site Visit Attendees

Draft Record of Decision



**COMPONENTS
DECISION**

Components



- **Project Description**
- **Special Review Procedure**
- **MEPA Jurisdiction**
- **Summary of Potential Environmental Impacts**
- **Summary of Proposed Mitigation Measures**
- **Waiver Request**
- **Standards for all Waivers**
- **Determination for a Phase One Waiver**
- **Findings**
- **Conclusion**

Decision



- **Waiver Request for Phase A has Merit**
 - EIR would Result in Undue Hardship
 - EIR would not Avoid or Minimize Damage to the Environment
 - Environmental Impacts of Phase A are Insignificant
 - ✦ NPC if Phase A1 location changes
 - Ample & Unconstrained Infrastructure Facilities & Services Exist to Support Phase A
 - Phase A is Severable
 - Agency Actions will Contain terms to Ensure Compliance with MEPA prior to other Phases
- **Proposes to Grant Request**

Opportunities for Public Participation



MEETINGS
OUTREACH/NOTIFICATION

Meetings



- **Meetings Held by the Proponent (Pre-Filing & Quarterly Update)**
 - Newspaper Notice
 - ✦ Wareham Courier
 - ✦ Carver Reporter
 - ✦ Old Colony Memorial
 - A.D. Makepeace Website
 - Town Hall Postings
 - Letters/E-mails
 - ✦ 90 Entities Notified for this Meeting
- **MEPA Site Visits and Consultation Sessions**

Outreach/Notification



- **Notice of Filings in Newspapers & Environmental Monitor**
- **45 Days for all Project Public Comment Periods**
- **Response to Comments with each Submission**
 - 23 Formal Comments Received on EENF
- **Pre-Filing Meetings**
 - Meeting Notes Required as Part of Submission

Next Steps



FILE DRAFT ENVIRONMENTAL IMPACT REPORT (OR STATUS UPDATE), INCLUDING RESPONSE TO COMMENTS, BY 7/11/10

**NEXT PUBLIC INFORMATION MEETING: 12/18/08
PLYMOUTH LOCATION TBD**