

Environmental Notification Form

Phase C6 Federal Road West (aka Golden Field) Solar

Master Eastern Box Turtle Conservation and Management Permit

EEA No. 13940

**ADM Tihonet Mixed Use Development
Wareham, Carver and Plymouth, Massachusetts**

Prepared for:

**ADM Development Services LLC
158 Tihonet Road
Wareham, MA 02571**



A.D. MAKEPEACE
Inspired by nature.

Prepared by:



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*Submitted in Compliance with the
Massachusetts Environmental Policy Act*

November 28, 2016



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November 28, 2016

Secretary of Energy and Environmental Affairs
Executive Office of Energy and Environmental Affairs (EEA)
Attn: MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114

Via: Hand Delivery

Reference: Phase C6 Federal Road West (aka Golden Field) Solar
Master Eastern Box Turtle Conservation and Management Permit
EEA No. 13940 – ADM Tihonet Mixed Use Development
Wareham, Carver and Plymouth, Massachusetts
B+T Project No. 1833.86

Dear Secretary Beaton:

On behalf of the Project Proponent, ADM Development Services LLC (ADM or the Proponent), and in accordance with the *Certificate of the Secretary of Environmental Affairs Establishing a Special Review Procedure* dated January 29, 2007 (the SRP Certificate) for the ADM Tihonet Mixed Use Development (TMUD or the Project), Beals and Thomas, Inc. (B+T) respectfully submits the enclosed Environmental Notification Form (ENF). This ENF addresses the Federal Road West (aka Golden Field) Solar project in Carver, Massachusetts, and also provides an update with regard to ADM's progress toward establishing a Master Eastern Box Turtle Conservation and Management Permit (CMP) with the Natural Heritage & Endangered Species Program (NHESP).

The A.D. Makepeace Company, based in Wareham, is the world's largest cranberry grower, the largest private property owner in eastern Massachusetts, and a recognized leader in environmentally responsible real estate development and land stewardship. As noted in the SRP Certificate, the overall ADM TMUD Project consists of the phased development of a mixed-use village community on approximately 6,094-acres¹ (the Parcel) in the towns of Wareham, Carver and Plymouth. The proposed Project has and will continue to incorporate the principles of smart-growth, open space preservation, low-impact development, traditional village design, pedestrian orientation, Transfer of Development Rights, and the preservation of environmental resources.

¹ The Parcel acreage has been updated to reflect recent land sales by ADM to other entities in the vicinity of Charlotte Furnace Road.

Federal Road West (aka Golden Field) Solar

The proposed ± 8.4 megawatt (mW) Federal Road West Solar project is located on a 49.5 \pm acre site in the northwestern portion of the Parcel in Carver, directly across Federal Road from the Ocean Spray Cranberry Receiving Facility.

The Federal Road West Solar project represents the sixth solar energy project being undertaken by ADM as part of the TMUD, and will continue to advance the Commonwealth's commendable goals to foster renewable energy. The first two solar projects, Rosebrook Solar and Charlotte Furnace Solar, were previously reviewed by the Massachusetts Environmental Policy Act Office (MEPA) as part of Phase B of the overall Project. The subsequent two projects, Tihonet West Solar and Federal Road (East) Solar, were the subject of an Advisory Opinion issued by MEPA on September 20, 2013 indicating that an ENF was not required. The most recent solar project, Tihonet East Solar was addressed in an ENF with an associate Certificate dated April 11, 2014.

A Request for Advisory Opinion dated October 30, 2015 was submitted to address the Federal Road West (then named Golden Field) Solar project, with supplemental information submitted on June 30, 2016 to address requests for additional information. Through subsequent coordination with the MEPA office, we understand that it is preferable to address the current solar project through an ENF, and are therefore filing this document.

Refer to Section 2 for additional detail regarding Federal Road West Solar.

Master Eastern Box Turtle CMP (Master Turtle Permit)

As indicated in prior MEPA documents for the ADM TMUD, although the Parcel contains mapped Priority Habitat, a significant portion of the Parcel also contains additional unmapped but identified state-listed species habitat. The Proponent has and continues to coordinate with NHESP regarding mitigation for the ADM TMUD Project. Conservation lands associated with prior Phase A, Phase B and Phase C projects requiring mitigation have been located at the eastern limit of the overall Parcel in Plymouth, which lies adjacent to Myles Standish State Forest.

ADM and NHESP have made significant strides toward the Master Turtle Permit noted in the February 28, 2014 ENF addressing Phase C5 Tihonet East Solar. A draft permit specifying eastern box turtle habitat areas, protection measures and mitigation ratios has been established and is anticipated to be issued by NHESP subsequent to issuance of a MEPA Certificate relating to this ENF, which provides a more detailed summary of the Master Turtle Permit in Section 3.

It is intended that future projects subject to the Master Turtle Permit would be reviewed by NHESP to confirm that requirements are met and to allow for input regarding impacts, but that the permit guidelines would facilitate planning of future projects and associated mitigation.

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Overall ADM TMUD Update

In accordance with the SRP, enclosed please find the following information in addition to that described above:

- Master Plan Update, specifically, information relating to consistency with the Conceptual Plan as most recently presented to MEPA.
- Cumulative Impact Assessment, including information demonstrating that Federal Road West Solar and the anticipated Master Eastern Box Turtle CMP will not preclude options to avoid, minimize and mitigate environmental impacts associated with future project phases.
- Information pertaining to public outreach undertaken to date.

Given that the Federal Road West Solar Project does not exceed Environmental Impact Report (EIR) thresholds, and that the Master Turtle Permit approach has been previously supported by the MEPA Office and addresses best management practices and mitigation, the Proponent respectfully requests that a Certificate be issued that: 1) allows the Federal Road West Solar Project to proceed without further MEPA review; and 2) allows NHESP to issue a final Master Turtle Permit.

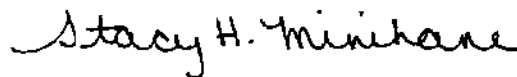
Should you have any questions regarding this matter or require additional information, please do not hesitate to contact us at (508) 366-0560. We thank you for your consideration of this ENF.

Very truly yours,

BEALS AND THOMAS, INC.



George G. Preble, PE
President



Stacy H. Minihane, PWS
Associate

cc: Michael Hogan, President and Chief Executive Officer, A.D. Makepeace Company
James Kane, Senior Vice President, A.D. Makepeace Company
Circulation List (as noted in Appendix A)

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