

Exhibit M. Project Impacts Narrative

Typical impacts associated with the construction of the Project consist of noise, erosion and dust. Construction of the Project will have limited impacts, and those that will exist will be properly mitigated as described below.

Noise Impacts

The Project will result in noise normally found with construction. The land directly adjacent to the Site to the west, south and east is undeveloped, and to the north, across Commerce Way, is an industrial machine shop. The residential development located down Commerce Way in the vicinity of the Site is at an elevation approximately 30 feet lower than the Project Site, and separated by an undeveloped approximately 50-foot-wide parcel of land. The work on the Project will be during reasonable hours to limit impacts from noise.

Erosion and Sediment Control

Erosion and sediment control measures will be installed to ensure that exposed earth and debris are not displaced by stormwater runoff or other conditions. A Stormwater Pollution Prevention Plan (SWPPP) will be developed and submitted to the Town of Marshfield outlining strategies for controlling erosion, sedimentation, dust and other sources of potential pollution. The Applicant will follow the requirements set forth therein for stormwater management and erosion control. It is anticipated that the entire perimeter of the construction area will be surrounded with a perimeter erosion control barrier. In addition, soil stockpiles will be required to have additional controls and drainage structures will need to be protected during construction. Upon completion of construction, all disturbed soils will be stabilized and landscaped.

Dust Control Measures and Street Cleanings

Dust will be minimized to the extent possible with routine watering during hot, dry conditions. The Applicant will utilize a water truck during site work operation and will direct a localized fine water spray to the source of demolition activities, as required, which will reduce airborne dust particles. (To minimize the run-off of water, the water supply will be used only when necessary.) In addition, a stabilized construction entrance/exit will be installed.

Impacts on Wetlands, Historic and Archeologically Significant Resources and Other Natural Resources

There are no bodies of water, wetlands or streams on the Site, nor are there any buffer zones associated with any wetlands on the Site. According to the Massachusetts Cultural Resource Information System (MACRIS), there are no state or federally listed historic buildings or structures on or near the Site, and there are no historically or archeologically significant resources or districts present at the Site.

The Site includes habitat for a state-listed species, the eastern box turtle (see Exhibit Q). In 2005, the Massachusetts Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program ("NHESP") issued a Conservation and Management Permit (the "CMP") to allow the current owner to construct a commercial development at the Site as a portion of the first development phase of Enterprise Park. As confirmed by NHESP in the attached email (Exhibit R) dated December 13, 2021, all mitigation requirements for the development of the Site under the CMP have been met. The Applicant commits to meeting the requirements of the CMP prior to and during construction, including the implementation of NHESP-approved turtle protection measures.

Operational Impacts

The operation of the Project will increase demand for water, sewer and stormwater management and will increase traffic. The impacts and mitigation measures are described below.

Water Distribution

The Project will use municipal water from the existing water main in Commerce Way. Based on the Title 5 sewage generation volume, water consumption will be approximately 75,250 gallons per day (GPD). Any water used for landscape irrigation will be provided by a private on-Site irrigation well.

Sewage

The Project has 300 dwelling units consisting of 117 one bedroom units, 116 two bedroom units, 67 three bedroom units and a 9,000 square foot clubhouse with an outdoor swimming pool. In accordance with the State Environmental Code, Title 5, the sewage generation from the 550 bedrooms and clubhouse is anticipated to be approximately 61,000 GPD (gallons per day). As there is no municipal sewer in the vicinity of the development, sanitary sewer flows will be treated and disposed of on Site. Sewage will be collected from the buildings and pumped to the proposed on Site wastewater treatment plant (the "WWTP") at the southwest corner of the Site where it will be treated. Treated effluent from the WWTP will then discharge soil absorption systems, or leach fields located under surface parking areas. The on-Site WWTP and soil absorption systems will be designed and constructed in accordance with MassDEP regulations.

Stormwater Management

The Project is located in the western watershed of Enterprise Park, which collects stormwater runoff from 76 acres of land within Enterprise Park. The drainage system for the Project is designed in accordance with MassDEP Stormwater Management Standards. Enterprise Park was master planned and includes an existing stormwater management system that is designed and has capacity to serve the various commercial, light industrial, housing and other uses contemplated for the park.

Stormwater generated by the development of the Project will be collected in catch basins equipped with deep sumps and oil trap hoods. Runoff from building roofs will be collected in gutters, downspouts and interior roof drains, and then will be recharged into the ground on Site. Roadway and parking lot runoff will be collected in catch basins equipped with deep sumps and oil trap hoods and connect to the closed drainage system within Commerce Way. As part of the Master Project design, Commerce Way drainage discharges to extended Detention Basin #1 located on the northerly side of Commerce Way. Detention Basin #1 is equipped with two sediment forebays and a large open basin designed to treat, infiltrate and attenuate peak storm runoff rates. Mitigated flows from Detention Basin #1 are then released into an older existing detention basin located west of Enterprise Drive with an overflow in a northwesterly direction towards Huldah's Brook.

Traffic

The potential traffic impacts and mitigation measures of the Project will be outlined in a Transportation Impact Assessment by Vanasse & Associates, Inc., a copy of which is attached as Exhibit N.

Municipal Services

The Project will be served by Marshfield municipal water and public safety services.

Project Benefits

The Project will provide a number of benefits and amenities to the Town of Marshfield. By investing over \$100,000,000 into developing a space that is currently used as a dumping ground for trash, the Applicant will clean up the Site. As a result, Enterprise Park will look and feel both safer and more attractive. The development will thus enhance the desirability of the park and be a catalyst for future commercial investment.

The Project will bring new residents to the area. These new residents will be shopping and dining at local stores and businesses. In addition, the Project will produce approximately 8 permanent leasing, customer services, and maintenance staff jobs, and result in over \$450,000 in annual repair, maintenance and service contracts, often from local vendors and suppliers. The Project will increase the available employment base of the area, providing an additional benefit to local businesses and encouraging new commercial activity nearby.

Furthermore, the Project will add affordable housing to the town stock. The Project will increase the Town of Marshfield's number of units in the Subsidized Housing Inventory (SHI) from 821 to 1,121, and will increase the Town's affordability percentage from 8.3% to over 10%. Affordable housing units will feature the same finishes and share the same amenities as that of the market-rate housing at the Project. Finally, the Project will result in approximately \$900,000 in annual property tax revenues, plus excise tax revenues from new residents, for the Town of Marshfield.