



CAPE COD COMMISSION

3225 MAIN STREET
P.O. BOX 226
BARNSTABLE, MA 02630
(508) 362-3828
FAX (508) 362-3136

E-mail: frontdesk@capecodcommission.org

Date: May 22, 2000

Re: Development of Regional Impact Request
Cape Cod Commission Act

Applicant: Tedeschi Realty Corporation
14 Howard Street
Rockland, MA 02370

and

The Stop & Shop Supermarket Company
P.O. Box 1942
Boston, MA 02105

Project #: TR98036

Project: Sandwich Stop & Shop Plaza
Route 6A and Merchant's Road
Sandwich, MA

Lot/Plan: Lot 87/Parcel 1 Book 2438/page 198
Lot 87/Parcel 2 Land Court Title #69252
Lot 87/Parcel 3 Land Court Title #69363
Lot 87/Parcel 4 Book 10310/page 48

MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION

Pursuant to Section 12 of the Cape Cod Commission Act, the January 21, 1999 DRI Decision (modified on February 14, 2000 and March 16, 2000) issued for the Sandwich Stop & Shop Plaza is hereby modified as a Minor Modification # 2 by the Regulatory Committee of the Cape Cod Commission on May 22, 2000, as follows:

Findings:

1) Finding WR1 is hereby modified as follows:

WR1. The proposed expansion to the Sandwich Stop and Shop will decrease wastewater flow from the existing facility by 139 gpd by eliminating secondary retail space. The majority of the flow (8,848 gpd) will be disposed of though the use of an advanced denitrifying septic system. The remainder of the flow (726 gpd) will be disposed of using a conventional Title 5 system. Total wastewater flow on the site after expansion will be 9574 gpd. A Department of Environmental Protection (DEP) groundwater discharge



permit is required for flows greater than 10,000 gpd. Nitrogen loading from the existing plaza is 7.7 ppm. Nitrogen loading from the **redevelopment project** will result in a final nitrogen concentration of 4.9 ppm, based on the DEP permitted effluent concentration for the proposed treatment system **and the total project area of 22.57 acres. 6.5 acres including the Roberti farm is intended for agricultural development and should therefore be excluded from the redevelopment projects' nitrogen loading calculations. Without this land area, the nitrogen concentration will be 5.9 ppm for the redevelopment project. Any activities proposed for the Roberti Farm parcel will need to perform a nitrogen loading analysis to demonstrate compliance with the RPP nitrogen loading minimum performance standard of 5 ppm.**

The applicant has demonstrated that water quality will be improved after redevelopment of the site. The wastewater flow from the existing plaza will actually be reduced by 139 gpd due to the elimination of secondary retail space, and the flow as a result of the Stop & Shop expansion is not expected to increase. Use of a denitrifying septic system will reduce nitrogen loading from 7.7 mg/l to **5.9 mg/l**. Through the use of a denitrifying facility, water quality on the site will be improved and will meet the Regional Policy Plan MPS 2.1.1.1 **D.1.**

Conditions:

1) Condition WR1 is hereby modified as follows:

WR1. Any additions or expansion of wastewater flow to the treatment system which would require a wastewater discharge permit from Department of Environmental Protection (DEP) will require additional review by the Cape Cod Commission as a major modification to assure compliance with the Regional Policy Plan MPS 2.1.1.1 and the DEP groundwater discharge permit requirements.



Robert D. Deane, Chairman



Date

Commonwealth of Massachusetts

Barnstable, ss.

Subscribed and sworn to before me this 22 day of May, 2000


Name, Notary Public

My commission expires:

