

## VI. MITIGATION MEASURES

The following table summarizes the proposed mitigation measures associated with the Proposed Action. Detailed discussions of these measures are included in Section III of this DEIS.

	<b>Mitigation Measures</b>
Land Use, Zoning and Public Policy	<p><b>Land Use</b> The creation of a new mixed-use community development with compact clustered neighborhoods, and which provides substantial commercial activity in a new Town Center and preserves valuable open space on site would be anticipated to have a positive land use impact on surrounding properties and the Town at large. The Proposed Action includes the demolition and rehabilitation of structures that are currently in varying states of disrepair, eliminating a blighting influence.</p> <p><b>Zoning and Public Policy</b> None required.</p>
Visual Resources	The Project would be anticipated to have a positive impact on the visual character of the Project site and the surrounding area. The Proposed Action includes the demolition and rehabilitation of severely deteriorated structures, eliminating a visually unappealing and blighting influence. No additional mitigation required
Geology	The project would include approximately 65% open space, and has clustered development in compact neighborhoods to limit the extent of disturbance. Cut and fill activities would occur in controlled lifts. Soil stabilization measures would be employed. Rock removal would be performed in accordance with local, municipal, state and federal regulations.
Natural Resources	The project includes buffer areas as recommended by regulatory authorities for identified habitat areas.
Water Resources and Wetlands	A comprehensive wetland mitigation program has been developed for the Project site, which would include 8.1 acres of wetland creation and 3.6 acres of wetland buffer enhancement. A sediment and erosion control plan would be implemented on-site.
Community Services	Additional tax revenues would offset incremental impacts from the population increase.
Economic Conditions	None required; significant tax revenues would be generated.
Cultural Resources	None required; a number of historic buildings would be adaptively reused.
Stormwater Management	A Stormwater Pollution Prevention Plan would be prepared and implemented on-site.
Traffic and Transportation	The project involves the creation of additional turning lanes at the Route 22/Wheeler Road intersection. Based on the potential volumes from future No-Build projects to the north, the traffic study recommended monitoring of several intersections along Route 22 for potential signalization.
Air Quality and Noise	None required.
Hazardous Materials	Project implementation would involve the investigations and remediation recommended by the Phase 1. Proper construction and abatement techniques would be employed during demolition and rehabilitation.
Construction	Potential impacts will be managed through implementation of a Stormwater Pollution Prevention Plan, adherence to State and local construction codes, and the use of best management practices.
Infrastructure and Energy	None required.