

**5.0 ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED**

The development of the proposed Union Place is not expected to result in significant adverse environmental impacts which cannot be avoided. Potential on- and off-site impacts that may occur as a result of the development of the proposed retail center are discussed in the individual chapters of this DEIS. Measures incorporated into the proposal to avoid, minimize or mitigate potential adverse impacts to the maximum extent practicable are also discussed in these chapters.

Some unavoidable, insignificant, adverse impacts would be temporary or short-term impacts associated with the construction of the Project, while others would be long-term impacts associated with the occupation and use of the site. Examples of both short- and long-term adverse impacts are listed below.

**Short-term Adverse Impacts**

- An increase in the potential for on- and off-site erosion from ground disturbance;
- An increase in the visibility into the site allowing views of disturbed areas;
- An increase in energy use related to the construction of the project;
- The presence of construction and delivery vehicles on the site and on surrounding roads as a result of site work and building construction activities;
- The disturbance of wetland buffers, vegetation and associated wildlife and wildlife habitats;
- The localized increase in noise levels due to operation of construction vehicles and equipment.

**Long-term Adverse Impacts**

- An increase in traffic to the area network and associated delays;
- A change in the local visual environment;
- An increase in impervious surfaces with concomitant decrease in vegetation land cover;
- A decrease in wildlife diversity and wildlife habitats;
- An increase in local noise levels from traffic and site uses;
- An increase in solid waste generation;
- An increase in energy use related to the operation and occupancy of the proposed development;
- An increase in the permanent resident population and the associated demand placed on community services, local roads, utilities and school districts; and
- The alteration of existing vegetated land to accommodate roads, buildings, driveways and other impervious surfaces as well as that to be converted to pervious pavement, stormwater management areas, revegetated meadows and lawn and landscaped areas.

The Proposed Action incorporates a variety of environmentally responsible design and maintenance practices to offset any identified short- or long-term adverse impacts to the maximum extent practicable. As describe in the chapters of this DEIS, significant, unavoidable, adverse impacts would not result from the development of the Proposed Action.