



*The Commonwealth of Massachusetts*  
*Executive Office of Environmental Affairs*  
*100 Cambridge Street*  
*Boston, Massachusetts 02202*

MICHAEL S. DUKAKIS  
GOVERNOR

JAMES S. HOYTE  
SECRETARY

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS

ON

DRAFT ENVIRONMENTAL IMPACT REPORT

PROJECT NAME: Hopping Brook Park

PROJECT LOCATION: Holliston

EOEA NUMBER: 4411

PROJECT PROPONENT: Hopping Brook Trust

DATE NOTICED IN MONITOR: February 21, 1983

The Secretary of Environmental Affairs herein issues a statement that the Draft Environmental Impact Report submitted on the above referenced project does adequately and properly comply with Massachusetts General Laws, Chapter 30, Section 62-62H inclusive, and the regulations implementing NEPA.

Although this EIR adequately serves as a Draft EIR, there are some issues that must be elaborated on in the Final EIR.

The FEIR may be circulated as a supplement to the DEIR and should contain the existing Chapter 2, this Certificate and the attached letters of comment and responses to same. My comments are as follows.

Traffic

The 1987 LOS table shows considerable LOS=F at the 109/495 interchange. Would signalization help?

Why does the left turn from Ramp A produce LOS E for Phase III while the same turn produces LOS F for Phase II?

In Figure 3.11, are the results the same for Phase II and III? The FEIR should present a table to show percent increases in traffic for all roads studied.

The DEIR identifies traffic improvements that would improve flow in the area. How and by whom would these improvements be implemented?

#### Air Quality

The FEIR should address the issues raised in the letter of comment from DEQE-DAQC attached.

#### Water Supply

The proponent should consider the use of on-site water sources for landscape use to reduce the demand on the municipal water system.

#### Archaeology

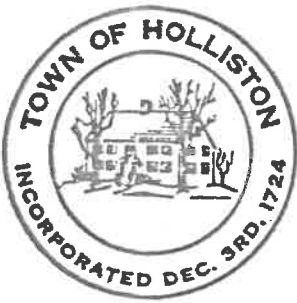
Relocate construction to avoid sensitive archaeological areas and sites or, if avoidance is not possible, a data recovery program must be developed.

The comments in the attached letters shall be addressed in the FEIR.

March 31, 1983

DATE

  
JAMES S. HOYTE SECRETARY



TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS

6 July 1982

Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, Massachusetts 02202

Attention: John A. Bewick, Secretary

Gentlemen:

We are in receipt of your Certificate on the Hopping Brook Park Environmental Notification Form. A review of the certificate indicates that the traffic study area is to include Route 126/16 to the north and east. It is our assumption that this intersection is intended to encompass the intersection of Concord Street and Washington Street. If this is not correct, we would request that the Environmental Notification Form be amended to expand the traffic study area to this intersection.

At the scoping session held several weeks ago in the afternoon, it was indicated by the town officials that an evening meeting with your representatives concerning the Hopping Brook Park would be beneficial. I would appreciate it if you would advise us as to whether such an evening session can be held in the near future.

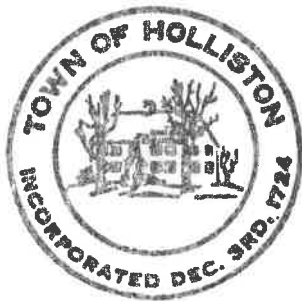
Thank you for your attention to these matters.

Very truly yours,  
HOLLISTON PLANNING BOARD

*William D. Saponaro/ep*

William D. Saponaro, Clerk

/ecp



TOWN OF HOLLISTON  
CONSERVATION COMMISSION

May 28, 1982

Executive Office of Environmental Affairs  
Office of the Secretary  
100 Cambridge Street  
Boston, MA 02202

Re: Hopping Brook Park  
Holliston, MA

Gentlemen:

It has come to my attention that the Scoping Session for the above referenced project has been scheduled for June 3, 1982, at 1:00 p.m. at the Town Hall in Holliston. I have spoken to the Selectmen, the Planning Board, and the other members of the Conservation Commission about the timing of the meeting. We wish to go on record as opposing this afternoon scheduling.

All Holliston boards are made up of volunteers who work days and hold meetings evenings. It will be impossible for most of us to attend this meeting as scheduled. Since the purpose of this scoping meeting is to obtain local input and comment on the formation of the EIS, and perceived problems with the proposed work, the intent of the law will not be satisfied by an afternoon meeting.

Please reschedule the scoping session to an evening date to assure adequate local participation.

Sincerely yours,

Paul E. Saulnier, Chairman  
Holliston Conservation Commission



EDWARD J. KING  
GOVERNOR

JOHN A. BEWICK  
SECRETARY

*The Commonwealth of Massachusetts*  
*Executive Office of Environmental Affairs*  
*100 Cambridge Street*  
*Boston, Massachusetts 02202*

MEMORANDUM

TO: Distribution

FROM: Richard N. Foster, MEPA *mf*

DATE: May 24, 1982

RE: EOE No. 4411, Hopping Brook Park, Holliston

An Environmental Notification Form has been submitted for this project. According to Chapter 30, Section 62, the Secretary of Environmental Affairs must issue a decision regarding the significance of the potential environmental impacts of this project, and must determine whether an Environmental Impact Report should or should not be required to document these impacts and all feasible means to reduce damage to the environment.

Therefore, a consultation meeting will be held to receive advice and comment from agencies, officials and citizens regarding which environmental issues, if any, are significant on this project. Opinions as to the extent and significance of possible environmental impacts will be welcome. Similarly, those environmental impacts which appear not to be significant or should be easily resolved without inclusion in a report can be identified.

The meeting is scheduled as follows:

DATE: Thursday, June 3, 1982

TIME: 1:00 p.m.

LOCATION: Holliston Town Hall

The meeting agenda will include a brief presentation of the project by the proponent, with periods for questions, answers and open comment. Additional comments will be welcome in writing prior to June 7, 1982.

Questions on the meeting may be answered by calling the MEPA staff at 727-5830, for Richard Foster.

FROM G



*The Commonwealth of Massachusetts*  
*Executive Office of Environmental Affairs*  
*100 Cambridge Street*  
*Boston, Massachusetts 02202*

EDWARD J. KING  
GOVERNOR

JOHN A. BEWICK  
SECRETARY

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS

ON

ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME: Hopping Brook Park

PROJECT LOCATION: Holliston

EOEA NUMBER: 4411

PROJECT PROPONENT: Hopping Brook Trust

DATE NOTICED IN MONITOR: May 10, 1982

Pursuant to M.G.L., Chapter 30, Section 62A and Sections 10.04(1) and 10.04(9) of the Regulations Governing the Implementation of the Massachusetts Environmental Policy Act, I hereby determine that the above referenced project does require the preparation of an Environmental Impact Report. The scope and alternatives for the EIR shall be as follows:

This project consists of 3,000,000 square feet more or less of office and manufacturing space and appurtenances to be built on 280 more or less acres off Route 16 in Holliston. This project is categorically included for preparation of an Environmental Impact Report under 301 CMR, Section 10.32, Class D, (1), (14), and (18).

The EIR for this project should follow the general format outlined in 301 CMR (MEPA Regulations), should include a copy of this scope and the attached comments, and shall include the following specific areas of investigation:

TRAFFIC

Traffic Study Area

The traffic study area shall include, at a minimum, the area defined by the intersections of Route 16/109 to the west, Route 126/16 to the north and east, Route 126/1-495 to the south, and Route 109 and Main Street in West Medway.

In addition, the study shall investigate all roadways with greater than 1,000 ADT to the point where the project traffic comprises less than 10% increase in ADT over the No-Build ADT. It shall also investigate roadways with less than 1,000 ADT to the point where project traffic compromises less than a 25% increase in ADT over the No-Build ADT.

Special attention should be given to the Data General and Fafard Developments at Routes 109/16/1-495 in Milford and to the Ledgemere Country Development on Rout 126 at the Ashland line.

### Traffic Analysis

Identify all roadways and intersections that are within 10% of capacity for build and no-build conditions. Develop v/c ratios for build and no-build conditions and identify amount of exceedance of  $v/c=1.0$ .

Bottlenecks and by-pass routes should be identified for both build and no-build and means of minimizing traffic impacts, i.e., traffic control devices, should be presented.

For the purposes of this study, assume that project completion will occur in 1987, and include general background growth of traffic volumes based on recent trends.

The EIR shall present justification of traffic generation methods based on use and mix of development.

### Air Quality

The EIR shall contain an analysis of air quality and the potential air quality impacts resulting from the proposal. Details of the study and methodology shall be established by DEQE - NE, AQC, and the proponent.

### Hydrology & Wetlands

The proposal calls for construction of storm water detention areas to reduce peak rates of runoff. The EIR should define by what methods this detention will be accomplished and at what locations, including supporting calculations. In addition, the EIR should evaluate the effect of development on the Natural Valley Storage Area P, and on flood storage on the site.

The site contains 32 acres, more or less, of wetlands and the EIR should define what effect development will have on the wetland values of these areas, including stream crossings.

The EIR shall present what methods will be employed to minimize impacts on these systems, including water quality impacts.

## UTILITIES

### Sewage Disposal

The project is expected to generate 225,000 gpd of sanitary waste that is scheduled to be disposed of through on-site disposal systems. The EIR should identify the water quality impacts from such a system and shall investigate the alternatives of on-site treatment and connection to a public sewer system, and the potential impacts of these alternatives.

### Water Supply

The project is expected to require 250,000 gpd of potable water. The early phases of development are expected to be connected to public water with wells to supply future development.

The EIR should define the existing capacity and quality of the public supply and should present sufficient data to show that wells can be developed with adequate volume and quality to supply the proposed development, particularly in view of the potential for disposal of 225,000 gpd of sanitary wastes on-site.

In addition, the EIR should identify and assess the potential for impacts to the existing Holliston Wells near the site.

The comments of the Board of Water Commissioners should be included in this discussion.

### Archaeology

The concerns of the MHC regarding an archaeological survey should be addressed in the EIR. The required study should be developed in concert with the MHC.

### Wastes

The EIR should identify an estimated volume and composition of solid waste to be generated by the project and make some assumptions on how this waste will be disposed of, based on the types of industries intended for the park.

In addition, the EIR should make a general inventory of other wastes to be generated by the industries in the park, based on the general waste lists for the types of industries to be located in the park.

## ALTERNATIVES

### Access

The EIR should assess the use of a three lane entry with the third lane being in-bound in the a.m. and out-bound in the p.m.

In addition, the EIR should assess the possibility of access to I-495 over the abandoned Railroad row.

The present access scheme calls for a loop roadway that will require another stream crossing to be constructed. The EIR should investigate whether or not access can be adequate without constructing the new crossing.

## DISTRIBUTION OF EIR

In addition to the distribution mandated by 301 CMR, the EIR shall be distributed to the South Middlesex News, attn: Ron Doyle (1 copy), and to the Holliston Public Library (2 copies), and to the Selectmen and Conservation Commission of the Town of Holliston.

DATE

06/17/82

*Samuel G. Myer*  
JOHN A. BEWICK, SECRETARY



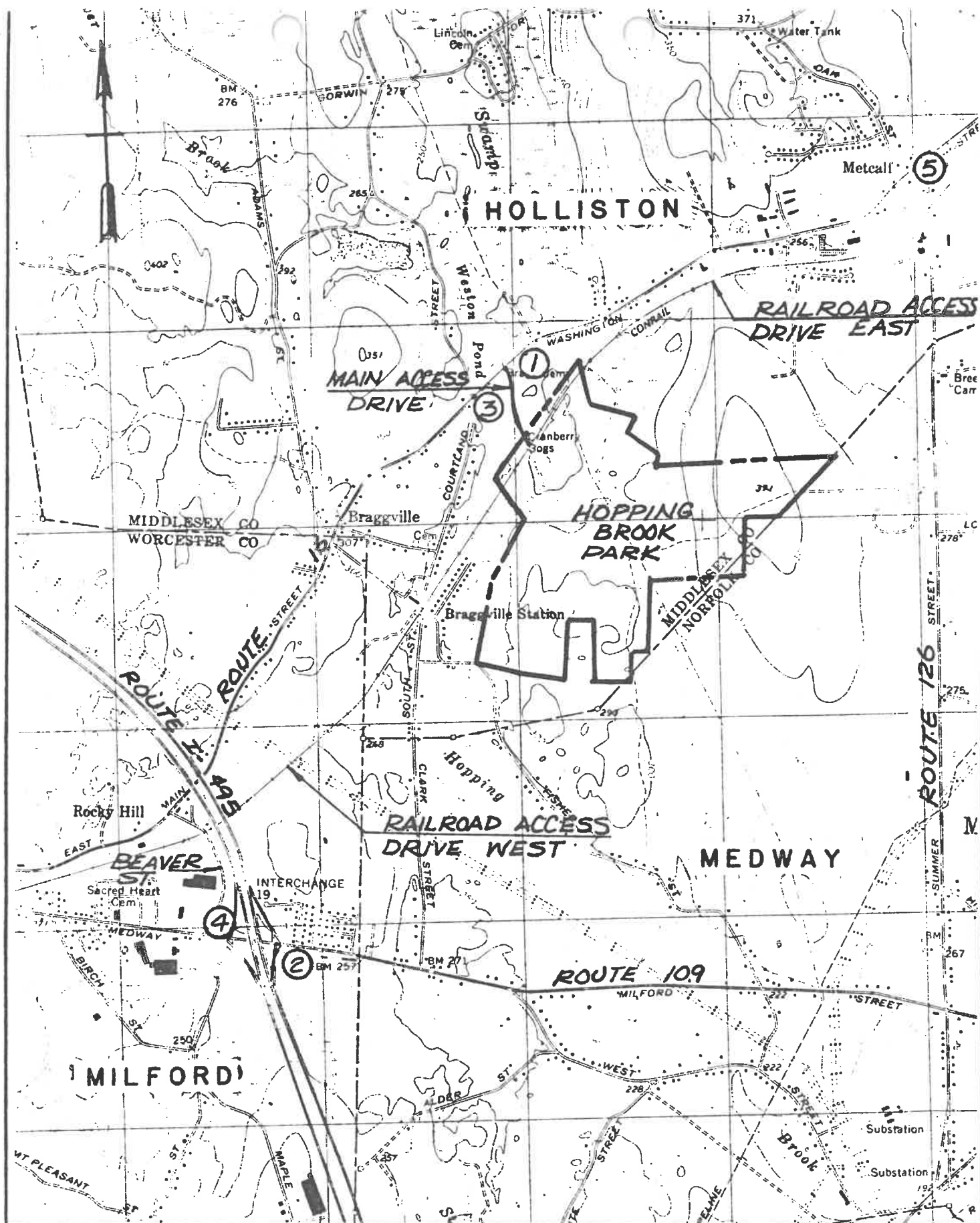


FIGURE 4.1  
SENSITIVE RECEPTOR LOCATIONS

H.W. MOORE ASSOC., INC.  
CONSULTING ENGINEERS  
BOSTON, MASS.

SCALE:  
1"=2000'

DATE: April, 1983

SHEET OF