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JUN 03 2002

CONSERVATION COMMISSION

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Huray Dept

May 24, 2002

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS
ON THE
NOTICE OF PROJECT CHANGE

PROJECT NAME : Hopping Brook Park
PROJECT MUNICIPALITY : Holliston
PROJECT WATERSHED : Charles River
EOEA NUMBER : 4411
PROJECT PROPONENT : Jon Delli Priscoli
DATE NOTICED IN MONITOR : April 24, 2002

Pursuant to the Massachusetts Environmental Policy Act (G.L. c. 30, ss. 61-62H) and Section 11.10 of the MEPA regulations (301 CMR 11.00), I have reviewed the Notice of Project Change submitted on this project and hereby determine that it **does require** the preparation of a Supplemental Environmental Impact Report (SEIR).

The original Hopping Brook Park project involved the construction of approximately 3,000,000 square feet (sf) of office and research and development space on 281 acres. The project also included access roadways and 9,684 parking spaces. The buildings were to be served by the public water supply and on-site septic systems. The project was reviewed under MEPA in 1982 and 1983. A Certificate was issued on June 14, 1983 finding the Final EIR on the project to be adequate.

To date, the Phase I portion of the project, 558,000 sf of office, manufacturing, and warehouse space, has been constructed



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in 16 buildings. Phase I consists of 19 lots and occupies approximately 100 acres of the site.

The Notice of Project Change identifies several changes to the project. The proponent has acquired an adjacent 85 acre parcel which has been added to the site, making the total site 366 acres. The project has been redesigned to eliminate 45 acres of net land alteration and 43 acres of net impervious area. The redesign has reduced wetland alteration from 1,393,920 sf in the original project to 2,810 sf in the current proposal. Additionally, the redesign has provided protection for spotted turtle habitat. Finally, the current proposal includes the construction of a wastewater treatment facility with groundwater disposal of treated effluent on the site.

Other aspects of the project - gross square footage, water/sewer use, traffic generation and parking, remain at the same levels as in the original project.

While I acknowledge that many of the changes in the project are designed to reduce potential impacts associated with the original project, there are new elements to the project, such as the wastewater treatment and disposal system, and a number of new or more stringent regulatory requirements, such as the Massachusetts Endangered Species Act, the Department of Environmental Protection's (DEP) Stormwater Policy, and the Rivers Protection Act*, that require review in a Supplemental EIR.

The SEIR should follow the guidance for form and content found at Section 11.07 of the MEPA Regulations and should address the following specific issues.

PROJECT DESCRIPTION

The SEIR should contain a complete and detailed description of the site and of the master plan for the project. This description should clearly identify resource areas on the site and the spatial relationship between these resource areas and facilities to be constructed as part of the project.

* Although the Rivers Protection Act exempts projects for which a Draft EIR was submitted on or before November 1, 1996, this exemption does not apply to the additional site area that has not undergone MEPA review.

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TRANSPORTATION

The NPC contains a technical memorandum dealing with traffic, but which has only analyzed the intersection of the site drive with Route 16. The SEIR should contain an updated traffic analysis that is prepared in accordance with the EOEA/EOTC Guidelines which analyzes the impacts of the project on the Route 16 corridor, between Route 126 to the east and I-495 to the west, and which revisits the mitigation proposed for the original project to determine whether that mitigation is sufficient under the current conditions. Should further mitigation appear necessary, the SEIR should describe that further mitigation. I suggest consultation with the Massachusetts Highway Department in determining the scope of the study and the study area.

AIR QUALITY

This project is expected to generate in excess of 15,000 vehicle trips per day. In order for a project with that generation rate to be consistent with the State Implementation Plan, the proponent will have to conduct an air quality mesoscale analysis for volatile organic compounds. The protocols for this study should be developed in concert with the DEP Division of Air Quality Control and the results of the study, and any Transportation Demand Management proposals or other mitigations measures, should be reported in the SEIR.

WETLANDS, FLOODPLAINS, AND RIVERFRONT AREAS

I acknowledge the significant reduction in wetland alteration from the original project and that the currently proposed alteration of wetlands and riverfront areas is the result of a crossing of wetlands for the access drive into Phase II and for the installation of utilities. The NPC contains a copy of the Notice of Intent that was filed in March with the Holliston Conservation Commission. The SEIR should contain a copy of the Order of Conditions issued as a result of that filing if it is available at the time of filing of the SEIR. If it is not available, the SEIR should contain a discussion explaining why it has not issued.

The SEIR should also provide greater detail on the floodplain alterations identified in the NPC and what mitigation will be provided for floodplain alterations.

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ENDANGERED SPECIES

I note that the NPC contains a study of the spotted turtle populations on the site that has resulted in modifications to the project layout that, for the most part, avoid wetland and upland habitat of these species. Nevertheless, the Natural Heritage and Endangered Species Program (NHESP) has reported that the site is also habitat for the four-toed salamander, another rare species.

NHESP indicates that the project, as currently configured, will likely result in a "take" of rare species under the Massachusetts Endangered Species Act. The SEIR should contain a section that shows that the proposed project, and any proposed mitigation for rare species, will result in a long-term benefit to the conservation of the populations of rare species on the site. I suggest close coordination with the NHESP during development of this information.

STORMWATER

The NPC contains a stormwater management plan designed to accommodate runoff from the roadway system and to meet the standards contained in the DEP Stormwater Policy. The study does not include other impervious areas such as parking lots and roof drains.

The SEIR should contain a stormwater management plan for all impervious areas to be developed on the site. The plan should be designed to control both the quantity of runoff and the quality of runoff and should be consistent with the DEP Stormwater Policy.

WASTEWATER DISPOSAL

The current proposal includes the construction of a wastewater treatment plant on the site to treat and dispose of the projected 225,000 gallons per day of waste from the Park. The NPC contains little information on this facility.

The SEIR should provide a location for the treatment facility and disposal site. While I don't expect that detailed design will be available at the time the SEIR is filed, I expect

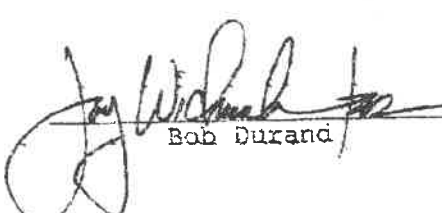
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that the SEIR will identify one or more siting locations and will identify the disposal methodology and provide some assurance that the selected disposal methodology is feasible.

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DATE


Bob Durand

Comments received :

Department of Environmental Protection CERO
Department of Environmental Protection DAQC
Natural Heritage and Endangered Species Program
Charles River Watershed Association

BD/ff