



The Commonwealth of Massachusetts

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February 10, 2006

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

PROJECT NAME : Angell Brook/Hillside Village
PROJECT MUNICIPALITY : West Boylston
PROJECT WATERSHED : Blackstone
EOEA NUMBER : 12598
PROJECT PROPONENT : Angell Brook Development Corporation
DATE NOTICED IN MONITOR : N/A

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project change is insignificant and does not require the preparation of an Environmental Impact Report.

As described in the Final Environmental Impact Report (FEIR), the project entails the construction of two adjacent continuing care retirement communities. The first, Hillside Village, is a 111-unit age-restricted residential townhouse development on a 27-acre site located off Hartwell Street. The second component of the project, Angell Brook, is a 112-unit age-restricted residential townhouse development on an adjacent 33.7-acre site located off Shrewsbury Street.

Hillside Village was the subject of an Environmental Notification Form (ENF) that was submitted on August 31, 2001, and received a Certificate on the ENF on October 9, 2001 which required no further MEPA review. The proponent then acquired the neighboring Angell Brook site and submitted a Notice of Project Change (NPC) on June 30, 2004, which described the addition of a 116-unit residential development to the original project described in the ENF. The Certificate on the NPC issued on August 9, 2004 required the preparation of an Environmental Impact Report (EIR). The Draft EIR was found to be adequate in a Certificate issued by the Secretary of Environmental Affairs on November 15, 2004. The FEIR was found to be adequate in a Certificate issued by the Secretary on December 22, 2004.

According to the NPC, the project change entails the construction of an additional 18 age-restricted townhouse units on an adjacent 4.9-acre site. The project change will result in the creation of 2.7 additional acres of land alteration and 1.2 acres of additional impervious surface. No additional alterations of wetlands resource areas will occur as a result of the project change. The 18 additional units will generate 63 additional vehicle trips on an average weekday, use an additional 2,970 gallons per day (gpd) of water, and generate an additional 2,790 gpd of wastewater. The project change will require the construction of an additional 0.11 miles of water and sewer mains and the issuance of an amended Sewer Connection Permit by the Department of Environmental Protection (DEP).

The proponent has requested that I find this project change insignificant in accordance with the criteria set forth in the MEPA regulations at 310 CMR 11.10(6). The project change will not increase the size of the project by more than 10 percent, nor will it result in an increase in impacts of greater than 25 percent. I find that the proposed project change is insignificant, in accordance with the MEPA regulations at 310 CMR 11.10(6), and that no further review of the project under MEPA is required as a result of the proposed change. Any remaining issues can be addressed during the state and local permitting processes.

February 10, 2006

Date


Stephen R. Pritchard

SRP/RB/rb