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April 11, 2008

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

PROJECT NAME : True North Commerce Center
PROJECT MUNICIPALITIES : Salisbury
PROJECT WATERSHED : Merrimack River
EOEA NUMBER : 14002
PROJECT PROPONENT : True North, LLC
DATE NOTICED IN MONITOR : March 12, 2008

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 (NPC) and I hereby determine that this project change **does not require** the preparation of a Supplemental Environmental Impact Report (EIR). A Draft Environmental Impact Report (DEIR) was submitted and noticed in the March 12, 2008 *Environmental Monitor* on the above project which incorporates the project change within the submittal.

Previous MEPA Review

This project requires the preparation of an Environmental Impact Report (EIR). The proposed project as originally described in the Expanded Environmental Notification Form (ENF) consisted of the construction of 600,000 square feet of industrial park space (including light manufacturing, product distribution and office space), and 266 associated parking spaces. Phase I will include the construction of an 18,000 square foot distribution facility; Phase II development will include the remaining 582,000 square feet of industrial space. As described in the Expanded EENF, the project was proposed to be located on a 51-acre undeveloped parcel, within the I-95/Route 110 northeast quadrant and southeast of the I-495/I-95 interchange. Access to the site is provided via a full-access driveway on Rabbit Road. The proponent

requested and was granted a Phase I Waiver to allow a portion of the project to proceed to state permitting prior to completion of the EIR.

Regulatory Environment

The project is undergoing MEPA review and is subject to a mandatory EIR pursuant to Section 11.03 (1)(a)(2) and Section 11.03(6)(a)(6) of the MEPA regulations because it involves creation of 10 or more acres of impervious area and it will result in generation of 3,000 or more new average daily trips (adt). In addition, the project exceeds ENF thresholds for wastewater and wetland alterations. The project requires an Access Permit from the MassHighway Department (MHD). Other permits required include a 401 Water Quality Certificate and a Sewer Connection/Extension Permit from the Department of Environmental Protection (MassDEP). The project may also require a Water Supply Distribution System Modification Permit from MassDEP. The project requires an Order of Conditions from the Town of Salisbury (and, on appeal only, a Superseding Order from MassDEP). The project may require pre-construction permits pursuant to MassDEP Air Quality Control Regulations. The project will require a National Pollutant Discharge Elimination System (NPDES) Construction Activities Permit from the US Environmental Protection Agency (EPA). The proponent is not seeking financial assistance from the Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required state permits with the potential to cause Damage to the Environment as defined in the MEPA regulations. In this case, MEPA jurisdiction extends to transportation, air quality, wastewater, wetlands, water supply, land, stormwater and drainage.

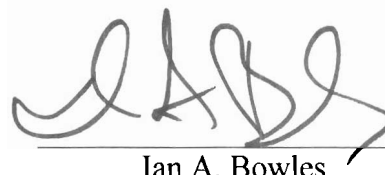
NPC Project Change Description

The project change involves the addition of a 2.68 acre parcel to the project site which has been previously developed and is currently used as an overflow paved parking area. The addition of land does not meet or exceed any new MEPA review thresholds and does require any new state permits, other than those which were anticipated in the previously submitted Expanded ENF.

Based on a review of the information provided by the proponent in this NPC I find that the potential impacts of this project change will be adequately addressed by MEPA review of the DEIR.

April 11, 2008

Date



Ian A. Bowles

No Comments Received

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