



The Commonwealth of Massachusetts

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April 21, 2006

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

PROJECT NAME	: Mansfield Crossing
PROJECT MUNICIPALITY	: Mansfield
PROJECT WATERSHED	: Taunton
EOEA NUMBER	: 13113
PROJECT PROPONENT	: W/S Development Associates, LLC
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 FEIR, which received a Certificate of adequacy and compliance with MEPA on July 29, 2005, the proposed project entails the construction of a 395,000-square foot (sf) shopping center, including retail and restaurant space, and associated access roads, parking lots and other infrastructure on 73.5 acres of undeveloped and industrially-zoned land at the interchange of Interstate 495 and Route 140 northbound in Mansfield. Both the primary and secondary site drives will be located on School Street.

The project was subject to a mandatory EIR and underwent review pursuant to Section 11.03 (1)(a)(2), 11.03 (6)(a)(6), and 11.03 (6)(a)(7). 11.03 (10)(b) because it will create ten or more acres of impervious area, generate 3,000 or more new vehicle average daily trips (adt), and create 1,000 or more new parking spaces. The project requires a 401 Water Quality Certificate and a Sewer Connection/Extension Permit from the Department of Environmental Protection (DEP) and a State Highway Access Permit from the Massachusetts Highway Department (MHD).

According to the NPC, the project change entails the addition of a right-turn-in only site drive from Route 140, a state highway, into the proposed shopping center to improve overall access to the site and alleviate traffic congestion on the adjacent roadway network. The proponent will also widen Route 140 southbound to create a weave lane between School Street and the new site drive within the existing MHD right-of-way. The creation of the right-turn-in only site drive will result in the alteration of approximately 315 square feet (sf) of Bordering Vegetated Wetland (BVW) that parallels Route 140, but the proponent was able to reduce the overall amount of BVW alteration on the project site by relocating an electrical easement and improvements to stormwater management. The result is an overall net reduction in impacts to BVWs of approximately 92 sf. These wetland alterations have been reviewed and approved by the Mansfield Conservation Commission in its Order of Conditions issued on December 13, 2005.

Both MHD and the Town of Mansfield are supportive of the proposed project change. However, the proponent should submit a revised letter of commitment regarding the new site drive to MHD. The proponent must also submit a formal application to MHD to conduct a right-of-way canvas to gain approval for a break in access along Route 140 southbound.

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.

April 21, 2006

Date


Stephen R. Pritchard

SRP/RB/rb