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May 11, 2007

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

**PROJECT NAME** : 12 Oakes at Stafford Hills (formerly Stafford Hill Estates)  
**PROJECT MUNICIPALITY** : Leicester  
**PROJECT WATERSHED** : Blackstone River  
**EOEA NUMBER** : 12906  
**PROJECT PROPONENT** : Stafford Development LLC (formerly Stafford Hill Estates, LLC)  
**DATE NOTICED IN MONITOR** : NA

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 (EIR).

The project was the subject of an Environmental Notification Form (ENF) in November 2002. The Secretary's Certificate on the ENF (December 9, 2002), required the preparation of an EIR. A Secretary's Certificate on the FEIR was issued in August 2003, and determined that the project adequately and properly complied with the Massachusetts Environmental Policy Act (M.G.L. c. 30, ss. 61-62H) and with its implementing regulations (301 CMR 11.00), and that no further MEPA review was required.

**Project Description**

As originally proposed, the project involved the development of a residential community for seniors (55 and older) consisting of 90 duplex residential buildings (180 units), 209 surface parking spaces (180 resident, 29 visitor), a 4,800 square foot (sf) clubhouse containing meeting rooms, bath facilities and kitchen, a 750 sf in-ground swimming pool, 7,200 sf tennis court, and a 1,900 sf putting green located on a 63.22 acre site located between Stafford Street and Auburn Street in Leicester.

The project also included the construction of two main site drives (Stafford Street and Auburn Street), 8,953 linear feet of paved roadway with sidewalks, and stormwater and utility infrastructure. The project's water supply and wastewater treatment needs (approximately 40,000 gallons per day) will be served by the Cherry Valley and Rochdale Water District, and the Cherry Valley Sewer District, respectively. The proponent proposed to set aside 16 acres of the project site (approximately twenty-five percent) as permanently protected open space with an Open Space restriction to be recorded at the Worcester County Registry of Deeds pursuant to the Town of Leicester's Bylaws (Section 5.7.04.1.c). The proponent also proposed to incorporate measures into the project design (such as clustering residential development and avoiding many wetland areas) that would reduce environmental impacts from a project of this size.

#### Notice of Project Change

As described in this Notice of Project Change (NPC) submittal, the project change involves the acquisition of two additional abutting parcels of property (Parcel #2, Parcel #3) and the resultant 20.0 acre expansion of the project site (83.51 acres total), the redesign of the two main site drives and related stormwater management infrastructure, and the proposed increase in permanently protected open space area from 15.81 acres to 23.09 acres. The proponent proposes to relocate the Stafford Street site drive to the southern portion of the expanded project site (Parcel #2). These project changes will allow the proponent to significantly reduce the project's impacts to bordering vegetated wetlands (BVW) from 12,300 sf of BVW to 1,200 sf. BVW. The project may require a revised Order of Conditions from the Leicester Conservation Commission and hence a Superseding Order from the Massachusetts Department of Environmental Protection (MassDEP) if the local Order were appealed. According to the proponent, Parcel #3 (approximately 16.0 acres) contains potential developable land area. Under the anti-segmentation provisions of the MEPA Regulations (Section 11.01 (2)c), I must consider the environmental impacts associated with the potential future development of the additional Parcel #3 land area as a "common plan or undertaking" related to the 12 Oakes at Stafford Hills project. I am therefore requiring that a Notice of Project Change (NPC) be filed with the MEPA Office for any future additional development that may be proposed for the 12 Oakes at Stafford Hills project site. The NPC will need to discuss the full impacts of the proposed 12 Oakes at Stafford Hills project, as well as the potential cumulative infrastructure impacts and site planning issues arising out of the full build-out (allowable as-of-right under current local zoning) of the project site's additional developable land area.

I find that the proposed project change is insignificant, in accordance with the MEPA regulations at 310 CMR 11.10(6). No further review of the project under MEPA is required as a result of the proposed change.

May 11, 2007  
DATE



Ian A. Bowles, Secretary

NPC# 12906  
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