



The Commonwealth of Massachusetts

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June 2, 2006

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CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT

PROJECT NAME : Westboro Village
PROJECT MUNICIPALITY : Gleason Street – Westborough
PROJECT WATERSHED : Assabet River
EOEA NUMBER : 13656
PROJECT PROPONENT : Westboro Village, LLC
DATE NOTICED IN MONITOR : April 26, 2006

The Secretary of Environmental Affairs determines that the Draft Environmental Impact Report (DEIR) submitted on the above project **adequately and properly complies** with the Massachusetts Environmental Policy Act (G. L., c. 30, ss. 61-62H) and with its implementing regulations (301 CMR 11.00). I find that no major issues remain that warrant the preparation of a separate Final Environmental Impact Report (FEIR). Therefore, in the next edition of the Environmental Monitor, I will publish notice that the DEIR is being reviewed as an FEIR, in accordance with 301 CMR 11.08(8)(b)(2)(b)). Because this project is located within an Assabet River Consortium community, the proponent must also submit a Notice of Project Change/Phase I Waiver Request for EOE #12348 on the Assabet River Consortium Comprehensive Wastewater Management Plan to allow Westboro Village to be connected to the Westborough wastewater system.

According to the DEIR, the proposed project has been revised to consist of the construction of a 350-unit condominium and mixed-use development (522,000 square feet (sf)). The proponent is proposing to provide 70-units of affordable housing. The project includes about 5,000 sf of retail space and 10,000 sf of office space. The proponent is proposing a transit-oriented development within a 0.5 mile of the Westborough Commuter Rail Station. The proponent is proposing a pedestrian connection to this station. It also is proposing to donate an approximately 24-acre parcel (Sending Parcel) in another area of town as open space to the Town of Westborough. This open space parcel is located off of West Main Street, and it

provides access to Stump Pond. The parcel contains a house and a barn. The proponent has designed the project to comply with Massachusetts General Law Chapter 40R, The Smart Growth Zoning and Housing Production Act, and the Town of Westborough has implemented an overlay zoning district. The condominium site contains about 35.2 acres and is an active gravel mining area.

This project requires a mandatory EIR. The project will require a Sewer Connection/Extension Permit and a Water System Distribution Modification Permit from the Department of Environmental Protection (DEP). It must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. Because the proponent is not seeking financial assistance from the Commonwealth for the project, MEPA jurisdiction is limited to those aspects of the project within the subject matter of required state permits (land alteration, water, and wastewater) that may have significant environmental impacts.

The proponent is proposing to locate the main site driveway on Gleason Street and a secondary access road onto the Town Well Access Drive. The commercial building will have access from Gleason Street. Using the Institute of Traffic Engineers (ITE) Handbook Land-Use Code 230, 710, and 820, the project is estimated to generate approximately 2,317 new weekday vehicle trips. The project will contain 788 parking spaces.

The proposed project will be connected to the existing municipal water and sewer service. It will consume approximately 122,000 new gallons per day (gpd) of water, 94,960 gpd from municipal water and 27,040 gpd from irrigation wells. The project will generate approximately 97,000 new gpd of wastewater. The wastewater calculation includes the development of the abutting Ward site (about 8 acres).

Review of the DEIR:

The DEIR provided a detailed project description with a summary/history of the project. It included existing and proposed site plans. A site plan showing the existing proposed open space parcel was included in the DEIR. Another figure showed the location of both of the parcels in Westborough. The DEIR identified that the project phasing would be controlled by the Westborough Planning Board, and the proponent's estimated completion timeline is five years. It included a conceptual-level landscaping plan and building elevations.

The DEIR discussed and compared the Preferred Alternative and the No-Build Alternative. It summarized the alternatives already developed for the project site by the proponent. The proponent has reduced impervious areas from 17.7 to 14 acres.

In Figure 5, the proponent showed where sidewalks and bicycle paths are proposed. The DEIR identified how these sidewalks would connect to an existing sidewalk to the train station. It also identified the proposed bicycle facility improvements included with this project. Bicycle

parking/storage would be provided in each condominium unit's garage. The commercial building's bicycle rack will provide storage for approximately ten bicycles.

The DEIR identified that the municipal water system would be looped through the project site. The DEIR included a letter from the Town of Westborough stating that there is sufficient water to provide the project with a potable supply. The proponent has not identified the location for an on-site irrigation well. The DEIR described the amount of water required for irrigation.

The DEIR outlined the proponent's efforts to reduce water consumption and thereby reduce wastewater generation. It identified the capacity deficiencies within the municipal wastewater system to handle the project's additional wastewater flows. In the supplemental material, the proponent stated "inflow/infiltration (I/I) has not been a significant issue along this section of sewer according to the Town".

There are no hazardous waste issues to be remediated on the project site.

The DEIR discussed potential construction period impacts and identified the feasible measures that can avoid or eliminate these impacts.

The proponent proposed to incorporate the following sustainable design elements and construction practices:

- Install low-flow toilets, water conserving facets, and flow restrictors
- Provide energy efficient appliances

The proponent will evaluate and review other sustainable design principles throughout the final design process.

Summary of DEIR Mitigation:

The DEIR included a separate chapter on mitigation measures and a table summarizing these measures. This chapter on mitigation included a proposed Section 61 Finding for DEP. The proposed Section 61 Finding contained a clear commitment to mitigation, an estimate of the individual costs of the proposed mitigation and the identification of the parties responsible for implementing the mitigation. Mitigation measures would be completed prior to occupancy.

In the DEIR, the proponent has committed to implement the following mitigation measures:

- Widen and straighten out Gleason Street along the proponent's site frontage, signalize the Otis/Fischer Streets intersection, change the intersection alignment at Gleason/Fischer Streets, construct Fisher Street improvements, and construct sidewalks and bicycle paths; approximately \$285,000.
- Design, permit, and install a 12-inch force main across the Assabet River from the

- existing Otis Street Wastewater Pump Station (WWPS) to the interceptor and onto the Westborough Wastewater Treatment Facility and provide design modifications required at the Otis Street WWPS; approximately \$225,000.
- Provide energy efficient appliances; approximately \$673,750.
 - Prepare and implement a Stormwater Pollution Prevention Plan both during and after construction, provide a stormwater management plan that includes Best Management Practices, and install stormwater treatment units and rooftop run-off infiltration units; approximately \$316,000.
 - Install low-flow plumbing fixtures and toilets, water aerators, and an irrigation well; approximately \$225,500.
 - Control construction dust by periodically wetting and/or applying calcium chloride; approximately \$10,000.

The DEIR and the supplemental material (May 5, 2006), which have been submitted on the above project, have addressed the substantive issues. The proponent must file a response to comments on the DEIR and the Proposed Section 61 Findings for DEP prior to the publication of the next issue of the Environmental Monitor (dated June 21, 2006). In the Environmental Monitor, the DEIR will be noticed as an FEIR.

June 2, 2006
DATE



Stephen R. Pritchard

Cc: Paul Anderson, DEP/CERO

Comments received:

Waterman Design Associates, 4/26/06
Waterman Design Associates, 5/5/06
DEP/CERO, 5/24/06
DEP/CERO, 5/30/06

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