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June 8, 2007

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

PROJECT NAME : Raynham Woods Commerce Center
PROJECT MUNICIPALITY : Raynham
PROJECT WATERSHED : Taunton River
EOEA NUMBER : 5842
PROJECT PROPONENT : Intoccia Construction Company
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.

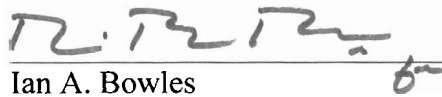
The project was the subject of an Environmental Notification Form (ENF) in 1986 and Draft and Final Environmental Impact Reports (EIRs) in 1986 and 1987 respectively that were found to be adequate in Certificates issued by the Secretary of Environmental Affairs. As originally proposed, the project entailed the construction of a 2.5 million-square foot (sf) mixed use development. The project was the subject of a previous NPC in 1992, which described the substitution of 240,000 sf of retail space for a 480,000-sf component of the project. Some, but not all, of the proposed full build-out of the project have been constructed and occupied.

The proposed project change currently under review entails the substitution of a 55-unit residential condominium development for a previously proposed 150,000-sf commercial development on a 20-acre portion of the project site. According to the NPC, the condominium development will result in fewer impacts than the previously proposed commercial development,

with regard to land alteration (0.6 acres less); impervious area (2.17 acres less); traffic generation (2,405 fewer average daily trips); and parking spaces (340 less). The proposed condominium development will consume more water and generate more wastewater (approximately 850 gallons per day) than the previously proposed commercial development, but not in excess of any MEPA review thresholds. Access to the condominium development will be via two site drives located on Hill Street. No cross-access will be provided to the remainder of the Raynham Commerce Park. The condominium development will require a Superceding Order of Conditions from the Department of Environmental Protection for proposed work within wetland buffer zones, but does not entail any impacts to wetland resource areas.

Because the proposed use is less intense than that which was previously reviewed under MEPA in the Draft and Final EIRs, 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 project change.

June 8, 2007
Date


Ian A. Bowles

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