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December 17, 2008

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IAN A. BOWLES
SECRETARY

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
FINAL ENVIRONMENTAL IMPACT REPORT

PROJECT NAME : Upland Woods Redevelopment
PROJECT MUNICIPALITY : Upland Road - Norwood and Westwood
PROJECT WATERSHED : Neponset River
EOEA NUMBER : 13403
PROJECT PROPONENT : CFRI/CQ Norwood Upland, LLC
DATE NOTICED IN MONITOR : November 10, 2008

As Secretary of Energy and Environmental Affairs, I hereby determine that the Final Environmental Impact Report (FEIR) submitted on the above project **adequately and properly complies** with the Massachusetts Environmental Policy Act (G. L., c. 30, ss. 61-62I) and with its implementing regulations (301 CMR 11.00). On October 31, 2008, I issued a Certificate on the Draft Environmental Impact Report (DEIR)/Notice of Project Change (NPC). I determined that no major issues remained that warranted the preparation of a separate FEIR. In accordance with 301 CMR 11.08(8)(b)(2), I published notice in the Environmental Monitor on November 10, 2008 that the DEIR was being reviewed as an FEIR.

Project Description

The proposed project consists of the redevelopment of a 457,788 square foot (sf) former Polaroid manufacturing facility into a development of 713,363 sf in two phases with 3,560 parking spaces. The site had been reconfigured into four lots. Phase I (Lot 1 - 24.9 acres) included the reuse and expansion of the existing building to 222,163 sf of space to house a new Universal Technical Institute (UTI) for automotive technician training and the construction of 780 new parking spaces for a total of 1,578 spaces. Phase I, for which a waiver was granted on January 28, 2005, has been completed. Phase II includes Lots 2, 3 and 4. Lot 2 (17.1 acres) will contain 191,200 sf of light industrial space with 770 parking spaces. It will include the demolition of 22,500 sf of the existing building (Aspect Medical Building). Lot 3 (11.9 acres) will include the construction of a new 100,000 sf office building with 412 parking spaces. Lot 4

(23.2 acres) will include the construction of a new 200,000 sf office building with 800 parking spaces.

The site contains about 131.6 acres. A 22.7 acre portion of the site, which is located in Westwood, has been sold to an open space land trust and is now permanent open space. The proponent estimates that about 8.6 acres of new impervious area would be created. It is proposing to alter approximately 3,200 sf of isolated wetlands. Traffic is projected to increase by 8,694 new vehicle trips. The number of parking spaces would increase to 3,560 spaces. The proponent has estimated that water consumption will be 54,450 gallons per day (gpd). It has estimated that wastewater generation will be 49,500 gpd.

This project is subject to a mandatory EIR pursuant to Sections 11.03(1)(a)(2), 11.03(6)(a)(6), and 11.03(6)(a)(7) of the MEPA regulations because it creates ten or more acres of impervious area, generates 3,000 or more new vehicle trips, and includes the construction of 1,000 or more parking spaces. It will require Massachusetts Highway Department (MHD) Access and Traffic Signal Permits. The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. It has received separate Orders of Condition from the Norwood Conservation Commission to allow the construction of the subdivision road, the redevelopment of Lot #1 and the redevelopment of Lot #2. The unbuilt portions of the project will require Order(s) of Conditions from the Norwood Conservation Commission for work within the buffer zone and isolated wetlands, and, on appeal only, may require Superseding Orders of Conditions from the Massachusetts Department of Environmental Protection (MassDEP). A 3,200 sf isolated wetland on Lot #4 is proposed to be replicated adjacent to a larger wetlands system on this lot. 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 or partially required state permits and that may cause Damage to the Environment, as defined in the MEPA regulations (in this case: wetlands and traffic).

Review of the FEIR

The FEIR was reviewed in the October 31, 2008 Certificate on the DEIR/Notice of Project Change (NPC). On November 7, 2008, the proponent submitted a response to the comments received on the DEIR/NPC. This response to comments on the DEIR/NPC was noticed in the Environmental Monitor on November 10, 2008.

Summary of Mitigation

In the DEIR/NPC, the proponent has committed to implement the following comprehensive mitigation package:

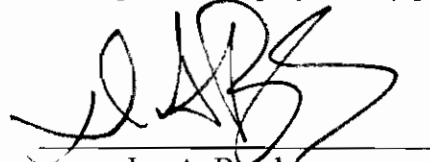
- Constructing geometric improvements at Route 1A/Clapboardtree Street intersection (approximately \$300,000).

- Sale of a 22.7-acre portion of the site, which is located in Westwood, to an open space land trust for a below market price (approximately \$1.5 million).
- A monetary contribution of \$50,000 to the Town of Norwood for advancing potential geometric and/or signal improvements at the Route 1A/Prospect Street intersection.
- Monitoring traffic volumes and operations on- and off-site to determine whether applicable signal warrants are met and/or implementation of geometric improvements are necessary to offset project impacts (approximately \$40,000).
- Implementing signal timing improvements at Route 1A/Clapboardtree Street, Everett Street/Washington Street, and Route 1A/Investors Way intersections (approximately \$15,000).
- Constructing a stormwater management system to incorporate LID techniques using bioretention swales, surface and subsurface recharge areas and rainwater cisterns for irrigation (approximately \$2.2 million).
- Employing police officer details at the Route 1A/Site Drive during weekday morning and evening peak periods to manage traffic associated with Phase I until the intersection is signalized (approximately \$45,000/annually).
- Providing geometric improvements and install a fully actuated traffic signal at the Route 1A/Site Drive and coordinating this signal with the other signals at Investors Way and Clapboardtree Street (approximately \$600,000).
- Installing sustainable landscape material and improving screening from neighboring properties (approximately \$400,000).
- Constructing internal sidewalks and improving subdivision roadways (approximately \$500,000).
- Installing a fence along the subdivision roadway to provide screening from vehicle lighting (approximately \$30,000).
- Implementing LEED measures, such as achieving a LEED Silver Certification under the Core Shell v2.0 rating system, designing building envelopes and HVAC systems to meet high energy performance levels, metering and controlling measures to verify system performance, obtaining a percentage of the building's power from green power generating sources, selecting building materials with a high level of recycled content, and utilizing building interiors with low volatile organic compounds (VOC) materials (approximately \$750,000).
- Obtaining transit service to the site by the MBTA via the extension of bus route #34E.
- Committing to the following Transportation Demand Management (TDM) measures: providing a guaranteed ride home for employees who rideshare; preferential parking; promoting Massrides; providing an on-site transportation coordinator (\$10,000); encouraging tenants to offer a transit pass subsidy program; offering flextime to employees and direct deposit; providing an ATM; and coordinating its TDM services with other nearby employers. The proponent has also committed \$20,000 to join the Neponset Valley Transportation Management Organization.
- Providing bicycle racks (approximately \$3,500).
- Increasing the proposed BVW replication area from 3,200 to 4,800 sf, or a ratio of 1 to 1.5.

- Participating in MassDEP's Diesel Retrofit program and construction-period diesel emission mitigation and requiring its contractors to use on-road ultra low sulfur diesel fuel in its off-road construction equipment.

The FEIR has addressed the environmental impacts associated with this project and proposed adequate mitigation measures to address those impacts. The project may proceed to state permitting.

December 17, 2008
Date



Ian A. Bowles

Comments received:

MassDEP/SERO, 12/10/08

13403feir
IAB/WTG/wtg

Gage, Bill (EEA)

From: Stone, Sharon (DEP)
Sent: Wednesday, December 10, 2008 4:18 PM
To: Gage, Bill (EEA); Zavolas, Nicholas (EEA)
Cc: Johnston, David (DEP); Hobill, Jonathan (DEP); Garcia-Serrano, Millie (DEP); Chabot, Brenda (DEP); Grillo, Ellie (DEP); Viveiros, Jennifer (DEP); Kouloheras, Elizabeth (DEP); Gould, Jeffrey (DEP); Rondeau, Richard (DEP); Keith, Richard (DEP); Truesdale, Pamela (DEP); OShea, Leslie (DEP); Gilmore, Daniel (DEP); Ross, Christopher (DEP)
Subject: SERO Comments to MEPA
Attachments: 4959sssdeir.doc; 12703feir.doc



4959sssdeir.doc
(54 KB)



12703feir.doc (43
KB)

SERO would like to offer the attached comments on the following projects:

#4959 - BRIDGEWATER - Lakeshore Center

#12703 - WESTPORT - Westport Lakes

Copies on official SERO letterhead will be forwarded to Secretary Ian Bowles in a few days. Please call with any questions.

In addition, MassDEP has no comments on the roll-over of the DEIR to an FEIR for the **Uplands Woods Redevelopment project in Norwood (#13403)**.

Thanks.

Sharon