

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	12969
MEPA Analyst:	Arthur Pugsley
Phone: 617-626-	1029

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Westford Technology Park West		
Street: Littleton Road and Concord Road		
Municipality: Westford	Watershed: Concord	
Universal Transverse Mercator Coordinates: 4713500 N 299350 E	Latitude: 42.3250⁰	Longitude: 71.2830⁰
Estimated commencement date: Fall 2003	Estimated completion date: Fall 2008	
Approximate cost: \$110,000,000	Status of project design: 75%	%complete
Proponent: Westford Realty Trust, c/o The Gutierrez Company		
Street: Burlington Office Park; One Wall Street		
Municipality: Burlington	State: MA	Zip Code: 01803
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Amy Green		
Firm/Agency: Rizzo Associates, Inc.	Street: One Grant Street	
Municipality: Framingham	State: MA	Zip Code: 01701-9005
Phone: (508) 903-2409	Fax: (508) 903-2001	E-mail: agreen@rizzo.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 4676; 12319; 12540) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Site Plan Review, Special Permit, Definitive Subdivision Application, Disposal Works Construction Permit, NPDES**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> MADEP Groundwater Discharge Permit
Total site acreage	70			
New acres of land altered		45		
Acres of impervious area	<1	27.5	27.5	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	5,300	719,700	725,000	
Number of housing units	0	0	0	
Maximum height (in feet)	20	40	40	
TRANSPORTATION				
Vehicle trips per day	100 (est.)	4,900	4,800	
Parking spaces	40 (est.)	2,496	2,536	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	nil	59,800	59,800	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	nil	54,375	54,375	
Length of water/sewer mains (in miles)	NA	NA	NA	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The Gutierrez Company proposes construction of six three-story office buildings in Westford, Massachusetts. The project site is approximately 70 acres located west of Power Road, southwest of Concord Road (Route 225), and south of Littleton Road (Route 110). The property is zoned Industrial Highway and has been utilized as a gravel pit for over 35 years.

MEPA History. The project site and adjacent parcels have been subject to MEPA filings. An ENF and draft and final EIRs were filed for the Robbins Park Industrial Drive project located to the west (EOEA #4676), with a final Certificate issued in 1984. This project proposed to build 600,000 sf of office/R&D/Light Industrial development on 53 acres of former gravel pit. Approximately 460,000 sf of this was built. This project was accessed from Route 110 (Littleton Road) over a new road (Robbins Road). Wastewater was handled by an onsite facility.

In September 2000 an ENF (EOEA #12319) was filed by The Gutierrez Company to construct 250,000 sf of office space on a 21 acre parcel located north of the current filing, at 310 Littleton Road (now known as Westford Technology Park West). It was proposed to build 175,000 sf as Phase I, and 75,000 sf as Phase II. This project has direct access to Route 110 (Littleton Road) and included improvements to local roads. Wastewater was handled by an onsite 18,750 gallon per day (gpd) Wastewater Treatment Facility (WWTF). The project involved no wetland filling. The first 175,000 sf has been built. As part of the project, the proponent will reconstruct/signalize the intersection at Concord Road (Route 225) and Power Road.

An Expanded ENF (EOEA #12540; May 2001) was submitted for the Nashoba Corporate Center Expansion on behalf of Nashoba View III Associates LLC (The Chiofaro Company) to expand the development that was the subject of EOEA #4676. The project site totaled 91 acres, and partially overlaps the current project site. This project proposed construction of 405,000 sf of office and manufacturing space. Access was from Route 110 to Robbins Road with local improvements. The project also committed to providing land for a Route 225 Connector Roadway proposed by the Town. Wastewater was handled by an expansion of the existing on-site facility. The project involved no wetland filling. The Certificate on the Expanded ENF was issued July 16, 2001 and required preparation of a Single EIR. Subsequently this project was abandoned. No further MEPA filings were made and no construction occurred.

Project Description. The current proposal will be an expansion of the existing Westford Technology Park West with the addition of six new office buildings totaling 725,000 sf. As indicated, Building #1 (175,000 sf) has been built. The approved 75,000 sf Phase I building (Building #2) has not yet been constructed. The six new buildings are proposed in two distinct areas. Lot 2, the northern portion of the project site, is proposed to be developed with three office buildings totaling 400,000 sf with 1,200 parking spaces. These are referred to as Buildings #3, 4 and 5. Lots 1 and 3, the southern portion of the project area, are proposed to have three office buildings totaling 325,000 sf, with 1,336 parking spaces. These are referred to as Buildings #6, 7 and 8. One non-buildable lot, Lot 4, has been created at the request of the Westford Planning Board to potentially serve as the land for the proposed Route 225 Connector. The proponent is also in discussions with the Planning Board about the possibility of providing land on the site for the use of ball fields by the Town and park tenants.

Project Impacts and Mitigation. The proposed project will have minimal land use impacts because of the historic use of the site as a gravel pit. The project will stabilize the area and restore vegetation around wetland resources. There are no endangered or threatened species or historical and archaeological resources on the site.

Phase II will include a new WWTF and associated subsurface disposal areas. The WWTF is designed to handle 54,375 gpd and to discharge the design flow into two separate subsurface disposal areas. The details of the WWTF have been submitted to MADEP for approval of a groundwater discharge permit. The Westford Board of Health has received copies of all MADEP submissions and the project will file for a Disposal Works Construction Permit with the Westford Board of Health. Water supply will be provided by a new connection to the existing 12-inch water main in Westford Technology Park West and a connection to the 12-inch water main at the limits of the Lucent Development site to the west. The project proponent is working with the Westford Water Department to assess the impacts and required mitigation.

A traffic evaluation of the proposed project has been conducted. Estimated traffic flows at peak periods for full build-out of the proposed project (including Buildings #1 and #2) are 1,145 vehicle trips for the weekday AM peak hour, and 1,175 vehicle trips for the weekday PM peak hour. The traffic evaluation has shown that there are existing operational deficiencies at most of the intersections that were evaluated, as well as existing safety deficiencies at the intersection of Concord Road (Route 225) and Power Road. The Gutierrez Company is already committed to reconstruct this intersection by 2004 as part of the approved Phase I. Preliminary analysis of the roadways and future traffic conditions has been conducted. The proposed project is feasible with improvements to local roads. The Town of Westford is also proposing a Route 225 Connector Road. The Gutierrez Company has been meeting with the Town of Westford, the Northern Middlesex Council of Governments (NMCOG) and other interested parties to coordinate the advancement of both the Westford Technology Park West project and the Route 225 Connector Road. Traffic impacts, future conditions, mitigation and development phasing will be addressed in the draft and final Environmental Impact Reports. Phasing of the proposed 725,000 sf of office space will be analyzed in consideration with potential timing of the Route 225 Connector Road.

The project has been designed to avoid, minimize or mitigate as necessary, impacts to wetlands and water resources. No work will occur within Bordering Vegetated Wetlands (BVW) and, with the exception of some discharge points for treated stormwater discharge, the Town's 50 foot set back from wetlands will be respected. The project will also fully comply with MADEP stormwater management policies. A Notice of Intent was filed with the Westford Conservation Commission for the project in September 2002.