

For Office Use Only
Executive Office of Environmental Affairs
 MEPA Analyst: *Bill GAGE*
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NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Lakeshore Center		EOEA #: 4959	
Street: Pleasant Street (Route 104)			
Municipality: Bridgewater		Watershed: Taunton River	
Universal Transverse Mercator Coordinates: 19 0331313 E, 4647262 N		Latitude: 41° 57' 40" N Longitude: 71° 02' 08" W	
Status of project construction: 10 %complete			
Proponent: Claremont Companies			
Street: One Lakeshore Center			
Municipality: Bridgewater		State: MA	Zip Code: 02324
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Frederick A. Keylor			
Firm/Agency: H. W. Moore Associates, Inc.		Street: 112 Shawmut Avenue	
Municipality: Boston		State: MA	Zip Code: 02118
Phone: 617-357-8145	Fax: 617-357-9495	E-mail: fkeylor@hwmoore.com	

In 25 words or less, what is the project change?
The project change consists of a reduction in total gross square footage, a change in the mix of uses, and the addition of property formerly owned by the Town.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: **November 23, 1999**

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date: **1/10/01; 7/25/01; 11/09/02**) No
 was a Final EIR filed? Yes (Date:) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s): **6/24/98; 1/12/00**) No

Note: all referenced dates are publication dates in the Environmental Monitor.

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to
"ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: **Since the previous Certificate the proponent has purchased some town-owned property which abuts the project site.**

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting: **The previous Scope included a section on Rare Species, specifically the Spotted Turtle and the Eastern Box Turtle. Subsequently the Spotted Turtle has been de-listed as a species of Special Concern, and the proponent has completed an on-site study of the Eastern Box Turtle and agreed to a Conservation Restriction on a portion of the project site with the DFW.**

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	155 +/-	+ 18 +/-	173 +/-
Acres of land altered	57 +/-	+ 6 +/-	63 +/-
Acres of impervious area	46 +/-	1 +/-	47 +/-
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
STRUCTURES			
Gross square footage	930,000	- 243,700	686,300
Number of housing units	0	0	0
Maximum height (in feet)	55	55	55
TRANSPORTATION			
Vehicle trips per day	9,424	+ 11,413	20,837
Parking spaces	3,477	- 467	3,010
WATER/WASTEWATER			
Gallons/day (GPD) of water use	43,000 +/-	- 4,300	38,700 +/-
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	36,000 +/-	- 3,300	32,700
Length of water/sewer mains (in miles)	1 mi/3 mi	0	1 mi/3 mi

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on any structure, site or district listed in the State Register of Historic Places or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No

If you answered 'Yes' to any of these 5 questions, explain below:

There are four potential vernal pools located in the southern portion of the project site towards Route 495. To minimize impacts to these pools the proponent will maintain an average 100 foot undisturbed buffer from proposed development areas, direct surface runoff from development areas away from the pools, and place the pools within the planned Conservation Restriction Area for the preservation of habitat for the Eastern Box Turtle. Refer to Attachments 6 and 7 for detailed discussions.

The project site contains two known archaeological sites; the Tomb Road Area B site and the Bassett site. The proponent will work closely with the Massachusetts Historical Commission to avoid, minimize and/or mitigate any adverse effects to these sites.

The project site is located in the Hockomock Swamp ACEC. There will be no alteration of any wetland resource area and the project's stormwater management systems will employ best management practices in full compliance with the MA DEP Stormwater Management Policy. Thus the project will minimize impacts to the ACEC.

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

Most Recently Reviewed Project

The Lakeshore Center project most recently reviewed under the Massachusetts Environmental Policy Act is as described in the Second Supplemental Draft Environmental Impact Report (SSDEIR) dated October 31, 2002.

The project as described in the SSDEIR involved the development of 930,000 square feet (sf) of floor area in eight buildings comprised of 735,000 sf of office space, a 75,000 sf hotel and a 120,000 sf warehouse. The total area of the project site was about 153 acres at that time, approximately 67 acres of which was upland area and the remaining 86 acres wetland. The project was estimated to generate approximately 9,424 average vehicle trips per day and called for 3,477 parking spaces.

Proposed Changes to the Project

The proposed material changes to the Lakeshore Center project involve a reduction in the total gross floor area from 930,000 sf in 8 freestanding buildings to 686,300 sf in 9 buildings, the addition of about 18 acres of land formerly owned by the Town of Bridgewater, and a change in the mix of proposed uses. The main project site now totals about 170.9 acres, up from the previously total of about 153 acres, and is located on the south side of Pleasant Street (Route 104). Claremont Companies also owns another 1.9 acres on the north side of Pleasant Street adjacent to Lake Nipponick, however; at this time there are no plans for this property.

Although there are now 9 buildings proposed, the 243,700 sf (26%) reduction in floor area is due to the change in use from mostly multi-story office buildings to mostly single story retail/commercial buildings. The proposed uses will be comprised of 154,000 sf of office space in one existing and one proposed 3-story building, an 83,300 sf 112-room hotel, and 449,000 sf of retail space.

The proposed project changes will result in about a 6 acre (10%) increase in land alteration which is due both to the addition of 18 acres of land and the change from multi-story office buildings to single story retail/commercial buildings. The current proposal will generate a significant increase in daily traffic over the previous proposal, but will result in a reduction in the total number of parking spaces required and reductions in water demand and sewage generation. The total amount of impervious surface area will essentially remain about the same as previously proposed.

In addition to the project changes noted above, the proponent has undertaken the radio telemetry study of the Eastern Box Turtle in accordance with protocol approved in advance by the Massachusetts Division of Fisheries and Wildlife (DFW), refer to Attachment 7. Although not finalized, the proponent has agreed in principle with the DFW to place a Conservation Restriction on a portion of the project site to preserve habitat for the Eastern Box Turtle. A preliminary location for this Conservation Restriction Area is shown on the current proposed build condition plan, refer to Attachment 3.

Measures to Avoid or Minimize and to Mitigate Unavoidable Environmental Impacts

The Lakeshore Center project will be carefully designed to avoid or minimize environmental impacts and to mitigate any unavoidable impacts.

There will be no alteration of any wetland resource area and stormwater management systems

will be designed to fully comply with the Department of Environmental Protection's Stormwater Management Policy in all respects. Thus project impacts to wetland resource areas will be avoided and impacts to the Hockomock Swamp ACEC will be minimized. Refer to Attachment 6.

A Conservation Restriction will be placed on a portion of the project site to preserve habitat for the Eastern Box Turtle. Details of the on-site study of the Eastern Box Turtle recently completed by the proponent can be found in Attachment 7, and a preliminary location for the Conservation Restriction is shown on the current proposed build condition plan (Attachment 3). Agreement in principle has been reached between the proponent and the DFW on the proposed Conservation Restriction; details will be coordinated and finalized with the DFW as the project moves forward. Thus habitat area of the Eastern Box Turtle will be preserved and potential impacts minimized.

The proposed change from mostly office space to mostly retail/commercial space has both beneficial and negative implications. Daily traffic generation is estimated to double when compared to the previous proposal. To minimize this unavoidable traffic increase, the proponent will work closely with the Town of Bridgewater and the Massachusetts Highway Department to identify and implement appropriate off-site roadway and intersection improvements. Project related traffic impacts will thereby be minimized and mitigated to the extent practicable.

Some beneficial results of the proposed project change include a reduction in the total number of on-site parking spaces by 13% (- 467), a reduction in daily water use by 10% (-4,300 gpd), and a reduction in daily sewage generation by 10% (- 3,300 gpd). We note that water and sewer infrastructure in Pleasant Street were completed by the proponent at significant expense in conjunction with construction of the one existing office building at Lakeshore Center. These existing infrastructure improvements mitigate water and sewer impacts for the full-build Lakeshore Center project and provide more reliable utility infrastructure for this section of the Town of Bridgewater.