

For Office Use Only Executive Office of Environmental Affairs
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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: Athletic Complex/Industrial Site(Former EMC Bellingham Campus)		EOEA #:12176
Street: Maple Street and High Street		
Municipality: Bellingham	Watershed: Charles	
Universal Tranverse Mercator Coordinates: N 46 63 500 E 2 97 100	Latitude:042° 05'59.41" N Longitude: 071° 27 17.62" W	
Status of project construction:	0	%complete
Proponent: LIG Development Company, LLC		
Street: 400 Blue Hill Drive, Suite 302		
Municipality: Westwood	State MA	Zip Code:02090
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Daniel M. Feeney, P.E.		
Firm/Agency: Beals and Thomas, Inc.	Street:144 Turnpike Road (Route 9)	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: 508-366-0560	Fax: 508-366-4391	E-mail: dfeeney@btiweb.com

In 25 words or less, what is the project change? The project change involves . . .
Changing the formerly proposed and reviewed use from the EMC Bellingham Campus to an Athletic Complex/Industrial Site.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: 3/22/2000

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date: 09/09/2000) No
 was a Final EIR filed? Yes (Date: 01/10/2001) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s):) No

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: **Notice of Intent**

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Are you requesting that a Scope in a previously issued Certificate be rescinded?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

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	144	same	144±
Acres of land altered	107	-13	94±
Acres of impervious area	51	-5	46±
Square feet of bordering vegetated wetlands alteration	0	same	0
Square feet of other wetland alteration	Less than 5,000	same	Less than 5,000
Acres of non-water dependent use of tidelands or waterways	0	same	0
STRUCTURES			
Gross square footage	1,266,000	-467,980	798,020
Number of housing units	0	same	0
Maximum height (in feet)	45	16	61
TRANSPORTATION			
Vehicle trips per day	6,200	-1,858	4,342
Parking spaces	3,500	-1,867	1633
WATER/WASTEWATER			
Gallons/day (GPD) of water use	185,000	-163,700	21,300
GPD water withdrawal	0	same	0
GPD wastewater generation/ treatment	100,000	-80,650	19,350
Length of water/sewer mains (in miles)	On-site sewer and water system	same	same

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 Place 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

In the Environmental Notification Form, it was indicated that the project site is proximate to known historic sites. An intensive (locational) archaeological survey was conducted by the Public Archaeological Laboratory, Inc. (PAL). The survey identified two general areas of high archaeological sensitivity, which underwent field examination by PAL under Permit to Conduct Archaeological Field Investigations No. 1868. The proposed R&D and manufacturing facilities were conceptually designed to avoid the sensitive sites; however, the Project Proponent indicated if the proposed EMC Bellingham Campus proposed that work in the archaeological areas could not be avoided, further archaeological investigations would be required to retrieve artifacts and mitigate impacts.

The Athletic Complex/Industrial Site will completely avoid the previously identified archaeologically sensitive sites and therefore will not impact them.

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

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

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

The project site was most recently reviewed as the EMC Bellingham Campus, EOE #12176 through a Final Environmental Impact Report (FEIR) submitted to MEPA (the FEIR was submitted by Beals and Thomas, Inc., and Vollmer Associates on behalf of EMC Corporation). The project site was most recently described in the FEIR as follows:

The project site consists of 144± acres of land located on Maple Street in Bellingham, MA. The land surrounding the project site supports a mix of uses, including industrial, residential, and forested/open space. The proposed research and development/engineering uses are permitted by right in Bellingham's Industrial Zoning

District. The project site is comprised of two parcels on the westerly side of Maple Street. The north parcel consists of 87± acres located on the northerly side of High Street and the south parcel consists of 57± acres located on the southerly side of High Street. The EMC Bellingham Campus phased development program is comprised of 648,000± gsf of research and development space constructed for Phase I at the end of 2002 and the final 324,000± gsf of research and development space constructed for Phase Two at the end of 2003. However, the actual employee occupancy of the buildings will be phased over approximately 5 years. Initially, the development will be occupied by approximately 30% of the employees in the first year and the occupancy will increase by approximately 40% each year until the development is fully occupied, which is expected to be in 2005.

The Proposed Project, as described in the FEIR, comprised 972,000± gross square feet of research and development (R&D)/engineering space and a 100,000± gsf accessory building. Since the DEIR Certificate was issued on October 16, 2000, EMC has decided to remove the wastewater treatment facility (WWTF) from the accessory building and include the WWTF in a separate 7,525± sf building. Accessory space has been included in the north campus R&D building, therefore, the size of the accessory building has decreased to 68,300± gross square feet. Although the total size of the north campus building has increased to 672,125± gross square feet to accommodate the accessory space, the total size of the R&D space remains 972,000± gross square feet and the total size of the project remains 1,072,000± gross square feet. Therefore, the total number of employees and traffic generation has not changed as a result of the new campus layout.

(b) a description of material changes to the project as previously reviewed

Changes and associated details that will be described in the narrative submitted with this form include:

- The construction of an indoor/outdoor athletic complex and two industrial buildings in lieu of the EMC Bellingham Campus project
- Reduction in the amount of traffic due to the new use of the site
- Change in the traffic pattern due to the new use of the site
- Change in the impact to federally jurisdictional wetlands
- Reduction in water and wastewater requirement
- Reduction in amount of land altered
- Reduction in building square footage

In the Environmental Notification Form Certificate for the former EMC Bellingham Campus proposal, MEPA jurisdiction existed over virtually all aspects of the project, including land alteration, wetlands, storm water quantity and quality, water use, wastewater disposal, traffic/air quality, rare species, and historical and archaeological resources.

Indoor/Outdoor Complex

The Project Proponent proposes to construct an athletic complex that will include 6

NCAA regulation-sized, infilled synthetic turf soccer fields and an indoor facility, consisting of 268,020 square feet, to accommodate 2 soccer fields, a basketball gym, batting cages, a climbing area, sports offices, conference/party rooms, a café/snack bar, and locker rooms.

Five (5) 225' x 360' fields are proposed in addition to one (1) 220' x 360' field. The Bellingham Master Plan, dated April 23, 1998, indicated the need for the towns to move aggressively in providing for parks and recreation fields.

It is also possible that a light industrial use of approximately 180,000 square feet will be constructed on an adjacent 21-acre parcel. Development on the south parcel will consist of a warehouse facility of approximately 350,000 square feet.

Amount of Traffic and the Traffic Pattern

The traffic pattern and activity was a major concern of the former EMC Bellingham Campus submittal. Access to the site was located on Maple Street and High Street. A Section 61 finding was filed regarding traffic impacts.

The Project Proponent proposes access to the proposed recreational facility and industrial building will be driveways to Maple Street. Access for the south parcel will be through a driveway to Maple Street. It is anticipated that emergency access to the site will be provided off of High Street.

According to Vanasse & Associates, Inc., the authors of the Traffic Impact and Access Study (TIAS), approximately 654 parking spaces will be allocated for use by the users of the athletic complex, while the light industrial use will have approximately 279 spaces. Due to the proximity of uses, it is expected that either parking lot will suffice as overflow parking. The warehouse facility will initially provide 175 parking spaces and the potential to add up to 525 parking spaces as necessary.

The proposed recreational facility to be located on the North parcel will have fields for soccer games and indoor facilities for soccer as well as other sports such as basketball and volleyball. The facilities will be available to recreational leagues for adults and children, and will host occasional tournaments for either soccer or other sports. In such events, the peak activity level would likely occur in the spring through fall, when outdoor soccer leagues play. Due to the population size of the town of Bellingham, it is expected that event participants would also originate from other neighboring towns.

Wetlands

The Project Site is located adjacent to the Charles River. All drainage from the Project Site is tributary to the Charles River, which flows in a northerly direction along the western portion of the project area. The Project Proponent proposes to construct walking/jogging trails along the westerly edge of the Project Site. This will contribute to the community's awareness of the significance of the Charles River. The landscape of the Project Site will not be adversely affected: since a significant portion of the proposed work on site includes the construction of infilled synthetic turf fields, the Project Site will stay primarily pervious. Similar to the EMC Bellingham proposal, no bordering vegetated wetlands will be altered and less than 5,000 sf of federally jurisdictional wetlands will be altered. In addition, the proposed design attempts to maintain as much existing vegetation as possible.

Utilities

Municipal sewer service capacity is not available within the Charles River basin and therefore will not service the proposed project. The proposed development will be serviced by on-site septic systems.

Bellingham water service is available through a 12-inch water main located within Maple Street. Two (2) new 12-inch water stubs were installed as part of the Maple Street improvement project. The public water supply will be used for typical building uses, such as bathroom and kitchen facilities.

(c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

This Notice of Project Change is being submitted because the formerly reviewed project, the EMC Bellingham Campus is no longer being proposed. The current project, an Athletic Complex/Industrial Site will have a significantly lower impact on the site and surrounding area and we believe that the proposed changes are insignificant.

a) *Expansion of the Project.*

The change in the Project results in a decrease in size of all relevant measures of physical dimension; therefore, the change is insignificant. As illustrated in the table above, the Project Proponent has reduced the land area altered from 107 acres as previously reviewed to 94 acres with the athletic complex, warehouse, and industrial uses. The project change includes a 5 acre decrease in impervious area.

The size of the built structures will be reduced from 1,266,000 square feet in two buildings of the same use to 798,020 square feet in 3 buildings of separate uses (recreation, warehouse, industrial).

Traffic generation will be reduced with the project change. The EMC Bellingham Campus estimated 6,200 vehicle trips per day with 3,500 parking spaces to accommodate workers. A shuttling service was contemplated to ease the parking burden on-site. The Athletic Complex/Industrial Site project proposes vehicle trips per day to be reduced to 1,858 trips (4,342 are currently proposed) and parking spaces are reduced by 1,867 (1,633 are currently proposed).

Peak hours of traffic have also changed from the EMC Bellingham Campus. Because the majority of this site will now be used as athletic complex, typical commuting hours are no longer peak. Vanasse and Associates, Inc. has estimated a decrease of 761 vehicle trips during the weekday morning peak hour from the former EMC Bellingham Campus to the current proposal (626 less entering and 135 less exiting). In addition, Vanasse estimates weekday peak evening hour trips to decrease by approximately 382 (86 more cars will be entering the site as compared to the EMC campus and 468 less will be leaving the site as compared to the EMC Campus).

As was previously reviewed, no bordering vegetated wetlands will be altered under the current proposal. Other federally jurisdictional wetland alteration will continue to be less than 5,000 square feet.

The current proposal will largely reduce the use of on-site water. It is estimated that 21,300 gallons per day of water will be used, compared to 185,000 in the EMC Bellingham Campus review. Wastewater generation and treatment will also be significantly reduced (19,350 gallons per day compared to 100,000). An on-site sewer and water system will accommodate the proposed project change.

b) ***Generation of further impacts***

The proposed change to the Project does not increase any emission of pollutants or contaminants. Changes will not meet or exceed any review thresholds that were not previously met or exceeded.

c) ***Change in expected date for Commencement of the Project, Commencement of Construction, completion date for the Project, or schedule of work on the Project.***

The change of project from EMC Bellingham Campus to the proposed Athletic Complex/Industrial Site has resulted in a delay in the commencement of the project. The schedule for construction and completion has changed. The original date for Commencement of the Project was approximately 2000. It is anticipated that the new estimated project commencement date for the proposed athletic complex will be in late fall of 2008 and the estimated completion date will be in summer of 2009. The industrial and warehouse developments have not commenced local permitting. An estimated time frame for construction is construction commencement in 2009 with completion in 2010 depending on market conditions.

d) ***Change of the Project site.***

The Project Site remains unchanged.

e) ***New application for a Permit or New request for Financial Assistance or a Land Transfer.***

There have been no new applications for a permit or a new request for financial assistance or a land transfer.

f) ***For a Project with net benefits to environmental quality and resources or public health, any change that prevents or materially delays realization of such benefits.***

As the EMC Bellingham Campus, the Project did not have significant net benefits to environmental quality and public health. However, as the LIG Development Company athletic complex and neighboring industrial/warehouse uses, the Project includes the benefits of environmental resources and benefits to public health.

The Bellingham Master Plan, dated April 23, 1998, indicated the need for the town to move aggressively in providing for parks and recreation fields. Exploring active and passive uses of the Charles River and its abutting lands is indicated as an implementation action. As the Project Site is bordered by the Charles River to the west, the proposed athletic facility enables access to abutting lands. The Project Proponent proposes to construct a walking/jogging trail that will traverse the most westerly edge of the Project Site. The Project Site has the

capacity for connectivity with the Charles River.

(g) For a Project involving a lapse of time, changes in the ambient environment or information concerning the ambient environment.

The change does not constitute a lapse of time because since the FEIR filing in 2000, the developer has commenced non-construction related work and activities including definitive subdivision approval, Scenic Road and Shade Tree Permits, expenditure of funds for final design, property acquisition and marketing: all major steps towards advancing the overall project.

The Project Site recently received Definitive Plan approval on May 11, 2006. A Preliminary Plan for the property was submitted October 18, 2005. Maple Street and High Street are designated as Scenic Roads. The Scenic Road and Shade Tree Permits are dated April 12, 2007 and do not expire. Additionally, the Bellingham Zoning Board of Appeals granted special permits for the proposed Athletic Field Project for pole heights, outdoor recreation use in an industrial district and building height.

The Bellingham Planning Board made a motion to draft a favorable decision and it is anticipated that they will vote on the Development Plan, Major Business Complex Special Permit and Stormwater Management Permit on November 13, 2008. It is also anticipated that the Bellingham Conservation Commission will issue an Order of Conditions for work within the 100 foot buffer zone to wetland resource areas.

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).

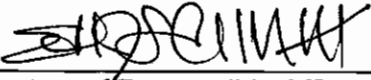
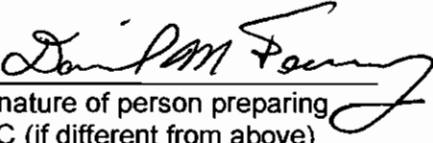
The proposed change will avoid damage to the environment and minimize and mitigate unavoidable environmental impacts in a manner similar to the Project as previously reviewed.

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures:

<p><u>11/12/08</u> <u></u> Date Signature of Responsible Officer or Proponent</p>	<p><u>11/12/2008</u> <u></u> Date Signature of person preparing NPC (if different from above)</p>
<p><u>EDWARD J. SANCLEMENTE</u> Name (print or type)</p>	<p><u>Daniel M. Feeney</u> Name (print or type)</p>
<p><u>LIG BELLINGHAM DEVELOPMENT</u> Firm/Agency</p>	<p><u>Beals and Thomas, Inc.</u> Firm/Agency</p>
<p><u>400 BLUE HILL DR., STE 302</u> Street</p>	<p><u>144 Turnpike Road, Suite 210</u> Street</p>
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