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January 16, 2009

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

PROJECT NAME : Oxford Crossing
PROJECT MUNICIPALITY : Oxford
PROJECT WATERSHED : French River
EEA NUMBER : 12029
PROJECT PROPONENT : R.M.D. Inc.
DATE NOTICED IN MONITOR : N/A

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62I) and Section 11.10 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 a Final Environmental Impact Report (FEIR) in 2002 and a Notice of Project Change (NPC) in 2005. As originally proposed, the project, consisted of a 14-screen cinema with 2,460 seats (51,050 square feet (sf)), three retail buildings totaling 123,350 sf, a 75,000 sf office building, a 2,400 sf fast food restaurant with 100 seats, a 5,000 sf restaurant with 180 seats, 1,640 surface parking spaces and associated roadway, water and wastewater infrastructure. The FEIR estimated water demand at 38,872 gallons per day (gpd) and wastewater generation at 32,393 gpd. A Certificate on the FEIR, with a finding that the FEIR adequately and properly complied with MEPA, was issued on October 17, 2002.

The project proposed in the 2005 NPC consisted of a Home Depot store (132,000 sf), retail space (30,000 sf), a supermarket (60,000 sf) and two restaurants (6,000 sf and 4,000 sf) on the same 89-acre site. The project also included construction of 1,553 parking spaces and on-site



wastewater treatment facilities. The NPC estimated water use at 25,705 gpd and wastewater generation at 21,420 gpd. A Certificate on the NPC was issued by the Secretary on August 22, 2005 with a determination that a Supplemental EIR was not required.

In the current NPC, the proponent describes proposed changes to the project, which include an increase in the supermarket building footprint, a decrease in the retail component of the project and an additional 26 parking spaces. The project as proposed in the current NPC consists of a 132,000 sf Home Depot store (construction completed), a 77,078 sf supermarket, 12,922 sf of retail space, a 4,000 sf and a 6,000 sf restaurant, a 4,000 sf fast-food restaurant, and 1,579 parking spaces. Access roadways to the project remain unchanged. Overall, the gross square footage of buildings proposed is the same as that proposed in the 2005 NPC (232,000 sf).

The proposed project change will not result in any increase in land alteration, wetlands impacts, or in the number of vehicle trips per day. The project change will result in an increase in water use from 25,705 gpd to 30,051 gpd, and an increase in wastewater generation from 21,420 to 25,043 gpd (compared with the 2005 NPC). However, the water use and wastewater generation estimates are less than what was originally proposed in the FEIR. In addition, the proposed wastewater discharge is within the amount approved by the Massachusetts Department of Environmental Protection under the project's Groundwater Discharge Permit. A new or amended state agency permit is not required.

Based on the information presented in the NPC, I find that the proposed project change is insignificant in accordance with the MEPA regulations at 310 CMR 11.10(6). No further MEPA review is required.

January 16, 2009

Date



Ian A. Bowles, Secretary

Comments received: none

IAB/AE/ae