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February 27, 2009

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

PROJECT NAME : Lynnfield Commons
PROJECT MUNICIPALITY : Lynnfield
PROJECT WATERSHED : North Shore Coastal
EEA NUMBER : 13556
PROJECT PROPONENT : Lynnfield Commons LLC,
c/o John M. Corcoran and Company
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 (EIR).

The project was the subject of an Environmental Notification Form (ENF) filed in June 2005. In the Certificate on the ENF, dated July 22, 2005, the Secretary determined that an EIR was not required. However, the Certificate required that a Notice of Project Change (NPC) be filed for any future sewer connections to the proponent's Lynnfield Street sewer extension that may be proposed prior to July 2010. The proponent has filed a NPC for a proposed sewer connection for the Kelly Jeep dealership, located near the project site.

As originally proposed, the project consisted of 200 units of apartment housing, 318 surface parking spaces, a 3,500 square foot (sf) community building, a maintenance building and

in-ground pool, and roadway, stormwater and utility infrastructure. The ENF estimated water demand at 37,995 gallons per day (gpd) and wastewater generation at 36,640 gpd (including 2,100 gpd of existing flows). The project involved construction of approximately 1.3 miles of new sewer main, including one mile of sewer main within the Route 1 right-of-way. The new sewer extension was proposed to serve the Lynnfield Commons project and to provide sewer service to the existing Herb Chambers Flagship Motors, which abuts the project site. As proposed in the ENF, potable water supply needs will be served by the Town of Lynnfield and wastewater flows will be conveyed to the City of Lynn's Wastewater Treatment Facility.

The proposed project change, as described in the NPC, consists of a new sewer connection to enable the existing Kelly Jeep dealership, located near project site, to discharge 2,000 gpd of wastewater to the sewer that serves the project and thereby eliminate on-site discharge to an aging septic system. No other changes to the project are proposed.

The NPC indicates that the proposed connection is well within the capacity of both the local sewer system and the Lynn Wastewater Treatment Facility (WWTF). Average flow to the Lynn WWTF is 28 million gallons per day (mgd) and the facility has a design capacity of 110 mgd. The pump station and sewer line to which the Kelly Jeep will connect has a design capacity of approximately 80,000 gpd. With the additional flow from Kelly Jeep, the total flow will be approximately 48 percent of the pump station design capacity and 0.035 percent of the capacity of the WWTF.

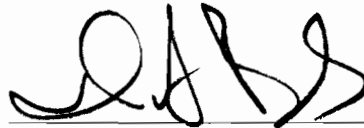
The proposed project change will not result in any increase in land alteration, water use, parking spaces, or vehicle trips per day. The project change would result in a total wastewater generation of 38,640 gpd, compared to 36,640 gpd as proposed in the ENF. The proposed change in wastewater discharge does not meet or exceed 25% of the level specified in any review threshold and the cumulative impacts of the project do not meet or exceed any review thresholds that were not previously met or exceeded. The proposed sewer connection for Kelly Jeep will require a permit from the City of Lynn Water and Sewer Commission. The proposed increase in wastewater flow will not require a Sewer Connection/Extension Permit from the Massachusetts Department of Environmental Protection (MassDEP).

The project is subject to the self-certification requirements under 314 CMR 7.17 for sewer extensions and connections. At the time of the ENF filing, it appeared that the project would require a Sewer Connection/Extension Permit from the Massachusetts Department of Environmental Protection (MassDEP) because the sewer extension length exceeds the permit threshold. However, the proponent subsequently indicated to MassDEP that the extension will not be a public sewer and a state agency permit was not required. A Notice of Project Change (NPC) should be filed if there are any changes in ownership that would require a new state agency action and for any additional connections to the project's Lynnfield Street sewer extension as required by the Certificate on the ENF.

Based on the information presented in the NPC, and consultation with MassDEP, 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 for the proposed project change.

February 27, 2009

Date



Ian A. Bowles, Secretary

IAB/AE/ae