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February 29, 2008

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
SINGLE ENVIRONMENTAL IMPACT REPORT

PROJECT NAME : Route 20 and Cherry Street
PROJECT MUNICIPALITIES : Shrewsbury
PROJECT WATERSHED : Assabet River
EOEA NUMBER : 14093
PROJECT PROPONENT : Polito Development Corporation
DATE NOTICED IN MONITOR : January 23, 2008

As the Secretary of Energy and Environmental Affairs I hereby determines that the Single Environmental Impact Report (SEIR) submitted on this project **adequately and properly** complies with the Massachusetts Environmental Policy Act (G.L. c.30, ss. 61-62H) and with its implementing regulations (301 CMR 11.00).

According to the SEIR, the proposed project includes the construction of eight new buildings for commercial office and warehouse use and expansion of the existing commercial building on site. The project entails the creation of 180,800 square feet of industrial park, which will be constructed in two phases for a total of 188,800 square feet of building footprint which includes the existing and proposed buildings. Phase I entails the construction of four structures, a new site driveway (Drive A) off Cherry Street and a portion of the existing site driveway (Drive B) off Route 20. Phase II entails the completion of Drive B and the remaining structures. Phase I of the project is expected to generate 536 vehicle trips on an average weekday. At full build out the project is expected to generate an additional 1,258 new vehicle trips on an average weekday for a total of 1,694. The development will be served by private utilities including gas and electrical. Upon project completion, there will be 16.1 acres of impervious area within the 26 acre site. A connection to the municipal water system will made in Cherry Street and will serve all proposed buildings on-site. Additionally, the project is expected to generate 8,200 gallons per day of wastewater when complete.

The project is undergoing MEPA review and is subject to a mandatory EIR pursuant to Section 11.03 (1)(a)(2) of the MEPA regulations because it involves creation of 10 or more acres of impervious area. In addition, the project exceeds ENF thresholds for transportation impacts. The project requires an Access Permit from the MassHighway Department (MHD). The project will require a National Pollutant Discharge Elimination System (NPDES) Construction Activities Permit from the US Environmental Protection Agency (EPA).

The proponent is not seeking financial assistance from the Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required state permits with the potential to cause Damage to the Environment as defined in the MEPA regulations. In this case, MEPA jurisdiction extends to transportation and land impacts.

Review of the SEIR

The Expanded Environmental Notification Form (EENF) originally submitted on the project included significant information on project alternatives and impacts. The review of the EENF had thus served to narrow the focus of the scope of the SEIR. The SEIR provided a detailed project description with a summary/history of the project. It included existing and proposed site plans. The SEIR discussed the two phases and responded to comments received during the review of the EENF. It described the permits required for the project.

Summary of SEIR Mitigation

The EIR included a separate chapter (8.0 Mitigation) on mitigation measures. This section on mitigation included updated Section 61 Findings. The proposed Section 61 Findings contain a clear commitment to mitigation and the identification of schedule for implementing the mitigation.

Traffic

The project will generate a total of 1,380 vpd, with 1,258 vpd new to the roadway network. In the SEIR, the proponent has proposed the following mitigation measures related to traffic for the project:

- Cherry Street will be widened to 30 feet between the site driveway and the southern property line to accommodate additional traffic demand and turning movements associated with the site
- The Cherry Street site frontage to the north of the proposed driveway will be cleared and regraded to maximize sight distance to and from the site driveway
- Any vegetation or signs will be placed in such a way so sight distance is not obstructed
- STOP signs will be installed and STOP bars will be marked at the internal site drive intersections as appropriate.

Wetlands

The project will result in the alteration of approximately 58,806 square feet of wetland buffer zone. In the SEIR, the proponent has proposed the following mitigation measures related to wetlands for the project:

- Specific construction methods within and adjacent to wetlands will be incorporated into the project to reduce construction impacts.
- Where work is proposed in a buffer zone, a 15 foot undisturbed buffer and a 30-foot no-structure zone will be maintained along the wetland boundary.

Stormwater and Impervious Surface Area

The project will result in the creation off approximately 13.9 acres of impervious surface. In the SEIR, the proponent has proposed the following mitigation measures related to stormwater and impervious area for the project:

- Rooftop runoff will be directed to underground infiltration systems to mitigate water runoff volumes.
- The stormwater management system has been designed to match pre- and post-construction stormwater runoff rates.
- The proponent will prepare and implement a SWPPP during construction activities to manage stormwater on the site.
- An operations and maintenance plan has been developed and approved by the Shrewsbury Conservation Commission for long-term maintenance of the stormwater management system.
- Where feasible and appropriate the proponent will incorporate elements of Low Impact Development (LID) to reduce the on-site runoff and ensure that there is adequate groundwater recharge on the site.

The SEIR updated the status of all mitigation commitments identified in the Section 61 Findings for the project.

February 29, 2008

Date



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Comments Received:

No comments received

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