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March 21, 2008

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

PROJECT NAME : 1400 Technology Park Drive (previously reviewed as
Technology Park, Honeywell Bull Campus South, and
Wang Technology Park)
PROJECT MUNICIPALITY : Billerica
PROJECT WATERSHED : Merrimack River
EEA NUMBER : 7075
PROJECT PROPONENT : The Gutierrez Company
DATE NOTICED IN MONITOR : February 20, 2008

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project change does not require the preparation of an Environmental Impact Report.

Project Description and MEPA History

The Technology Park project has been developed progressively over several decades and has been the subject of numerous reviews under MEPA. At the time of the submission of the Environmental Notification Form (ENF) in 1988, the Park already contained 424,350 square feet (sf) of office space. At the conclusion of the review of the Final Environmental Impact Report (FEIR) in 1996, the Park was certified for the construction of an additional 1,040,000 sf of mixed office space. Subsequently, the project was the subject of several Notices of Project Change (NPCs), including a 1997 NPC that proposed an additional 150,000 sf of office space (which has not yet been constructed), a 217-seat restaurant, and a 200-room hotel. Currently, the Technology Park consists of 1,464,350 sf of office space and the 200-room hotel.

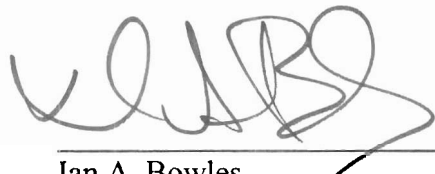
Current Project Change Description

As described in the current NPC, the project change entails the addition of a 94,000-sf four-story office building and 314 associated parking spaces on 5.06 acres of undeveloped woodland located at 1400 Technology Park Drive. The project change will not result in any direct impacts to wetland resource areas. According to the NPC, the project change will result in the creation of 4.48 additional acres of land altered and 2.82 additional acres of impervious surfaces; the generation of 990 additional vehicle trips on an average weekday; and 7,775 additional gallons per day (gpd) of water used, and 7,050 additional gpd of wastewater generated. The project change will require an amended State Highway Access Permit for indirect access to Route 3 from the Massachusetts Highway Department (MassHighway).

Review of the NPC

According to the NPC, the project change will result in a total build-out of 1,708,500 sf of building space and a total of 16,810 average daily vehicle trips to and from the Technology Park site. The NPC included a traffic impact analysis. In its comments, the Executive Office of Transportation (EOT) states that it believes that the existing roadway infrastructure can accommodate the proposed project change and that any traffic issues arising from the additional proposed development can be addressed during the permitting process.

The NPC indicates that the proponent has committed to implement several traffic mitigation measures in association with the project change. These commitments should be formalized in the amended State Highway Access Permit to be issued by MassHighway. The NPC also indicates that MassHighway did not issue a Section 61 Finding for the overall project following the Certificate on the FEIR. I strongly encourage MassHighway to issue a Section 61 Finding in order to formally bring the project into compliance with MEPA. No further MEPA review is required.



Ian A. Bowles

March 21, 2008
Date

Comments received:

- 3/12/08 Northern Middlesex Council of Governments
- 3/14/08 Executive Office of Transportation

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