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April 28, 2006

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT

PROJECT NAME : MVP Sports Stores Inc. d/b/a Decathlon USA
PROJECT MUNICIPALITY : Woburn
PROJECT WATERSHED : Aberjona Watershed
EOEA NUMBER : 13694
PROJECT PROPONENT : Decathlon USA
DATE NOTICED IN MONITOR : March 22, 2006

As Secretary of Environmental Affairs, I hereby determine that the Draft Environmental Impact Report (Draft EIR) 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).

As described in the Draft EIR, the proposed project includes demolition of the existing manufacturing and warehouse buildings on site to accommodate the construction of 96,000 square feet of retail, office, and storage space on a 12.37-acre site in Woburn. The project also includes a parking area containing 500 spaces, landscaping, utilities and recreational areas. The site was formerly used for manufacturing by W.R. Grace and is part of the Superfund cleanup of City Wells G & H. As a result of the cleanup, groundwater remediation will be ongoing long-term on site.

The project is undergoing review and requires the preparation of a mandatory EIR pursuant to Section 11.03 (6)(a)(6) of the MEPA regulations, because during the course of the ENF review it was determined that the project will generate more than 3,000 new vehicle trips per day and requires a state permit. The project requires a Highway Access Permit from the Massachusetts Highway Department (MHD). Because the proponent is not seeking financial assistance from the Commonwealth for the project, MEPA jurisdiction extends to those aspects of the project that are within the subject matter of required permits and that may cause significant Damage to the Environment. In this case, MEPA jurisdiction exists over transportation and traffic issues.

The Draft EIR has adequately described the environmental impacts of the project that are within the jurisdiction of MEPA. The Draft EIR has also adequately responded to the issues raised in the scope of February 2006. I am satisfied that the proponent has met its obligations under MEPA jurisdiction, and that the state permitting agency, MHD, has adequate information upon which to base their required Section 61 Findings. MHD has stated in their comment letter that the Draft EIR “has adequately addressed most state highway traffic issues related to the proposed MVP Sports retail and office complex and request that no additional review be required based on traffic.” The Department of Environmental Protection (DEP), the Woburn Planning Board and several abutters have expressed concerns about the long-term impacts to stormwater and issues related to traffic. I agree that these are significant issues. I strongly encourage the proponent to work closely with DEP to address the outstanding stormwater issues raised in the comment letters. I also strongly encourage the proponent to work closely with the City of Woburn and MHD to ensure that the outstanding traffic issues raised in both the Woburn Planning Board’s and Mr. Stephen Spanos’ comment letters are addressed prior to MHD permitting.

The proponent has committed in the Draft EIR to the following mitigation measures to address the project impacts. At the Washington Street/I-95 northbound ramps/Tower Park Drive intersection, the proponent will implement the following improvements:

- Widen Washington street southbound to provide an exclusive left-turn lane;
- Widen Tower Park Drive westbound to provide shared left-turn/through lane and a shared through/right-turn lane, which will require the widening of the I-95 northbound ramp in order to receive the two through lanes;
- Widen Washington Street northbound to provide two left-turn lanes; and
- Install a new traffic signal and implement a new timing and phasing plan.

At the Washington Street/Olympia Avenue intersection, the proponent will implement the following improvements:

- Widen Washington Street northbound to accommodate an exclusive left-turn lane and a second through lane;
- Install a new traffic signal and implement a new timing and phasing plan.

The proponent has committed to implement a TDM program that encourages alternative means of transportation to and from the site. Components of the program will include:

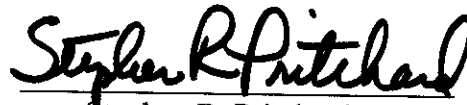
- The designation of an on-site transportation coordinator;
- The implementation of a rideshare program;
- The provision for preferential parking for carpools; and
- Onsite amenities for bicycles, including secured storage facilities and shower facilities for employees.

For the reasons outlined above, I hereby find pursuant to section 11.08(b)2.a. of the

MEPA regulations that preparation of a stand-alone Final EIR is unnecessary. I will publish notice in the next *Environmental Monitor* that the Draft EIR is being reviewed as a Final EIR. The proponent should circulate copies of this Certificate to any state agency from which the proponent will seek permits.

April 28, 2006

Date



Stephen R. Pritchard

Comments received:

04/19/06	Stephen Spanos
04/20/06	Office of Transportation Planning, Massachusetts Highway Department
04/21/06	City of Woburn Planning Board
04/24/06	Michael Pascavage, Chairman Cummings Properties, LLC
04/26/06	Department of Environmental Protection, NERO

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