



# The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

100 Cambridge Street, Suite 900

Boston, MA 02114-2524

MITT ROMNEY  
GOVERNOR

KERRY HEALEY  
LIEUTENANT GOVERNOR

STEPHEN R. PRITCHARD  
SECRETARY

May 10, 2006

Tel. (617) 626-1000  
Fax. (617) 626-1181  
<http://www.mass.gov/envir>

## CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE NOTICE OF PROJECT CHANGE

PROJECT NAME	: The Village at Hospital Hill
PROJECT MUNICIPALITY	: Northampton
PROJECT WATERSHED	: Connecticut River
EOEA NUMBER	: 12629
PROJECT PROPONENT	: MassDevelopment & Community Builders
DATE NOTICED IN MONITOR	: March 22, 2006

Pursuant to the Massachusetts Environmental Policy Act (G.L. c.30, ss. 61-62H) and Section 11.10 of the MEPA regulations (301 CMR 11.00), I have reviewed the Notice of Project Change (NPC) submitted on this project by "Save Old Main"(SOM), a third party, and determine that it **does not require** further MEPA review.

The project consisted of the redevelopment of the former Northampton State Hospital (NSH) site into a mixed-use project. The mixed-use project would include 207 residential units with 60 to 80 assisted living units and approximately 476,000 square feet (sf) of mixed-use commercial space. Seven historical buildings of the 47 buildings on the former hospital campus would be renovated for office space and housing, and the others would be demolished. The proponent would evaluate the feasibility of preserving and rehabilitating two additional buildings, the North Employees Home and the North Infirmary. It proposed to develop the project in two phases. At full-build, the project is estimated to generate approximately 5,618 new vehicle trips. The entire site contains approximately 124 acres. The project required a mandatory EIR with broad scope jurisdiction because of the transfer of state land. It was evaluated under a Special Review Procedure that was created in November of 2001. The Special Review Procedure included a Citizens Advisory Committee (CAC). On November 13, 2003, the Secretary determined that the FEIR was adequate.

On March 15, 2006, SOM submitted this NPC. According to this party, the proponent will demolish more than 38 structures, has submitted inaccurate information on traffic, and lost a key tenant for whom an NPC was filed. On April 27, 2006, the proponent submitted a response

to this NPC submittal. The proponent has stated that there have been no changes in the project, which warrant any NPC filing. It "will continue to pursue rehabilitation of nine contributing buildings where feasible." The proponent will pursue wherever feasible the retention and rehabilitation of historic landscape elements, including specimen trees. It also stated that the assertion of inaccurate traffic information is not substantiated and was dealt with previously during the DEIR review. The loss of a potential tenant has not changed the project, and the proponent reports that it is continuing to market the site for development. The project's Section 61 Finding continues to accurately describe the project.

I note that, consistent with the comments on the Environmental Impact Report, the Massachusetts Historical Commission (MHC) remains concerned that the historically significant buildings that remain vacant continue to deteriorate. The MHC recommends that the seven (+) buildings that are slated to be rehabilitated should be adequately "mothballed". As requested in the comment letter, I encourage the proponent to provide MHC and the Northampton Historical Preservation Commission with a project update that addresses the measures taken to protect the buildings slated for reuse, including a timeline for project implementation.

Based on a review of the information provided by SOM, the proponent, and after consultation with the state permitting agencies, I find that there is no project change that warrants review. The proponent's mitigation commitments, which were identified in its Section 61 Finding, must be implemented, or it must satisfy the permitting agency as to why they are no longer relevant. No further MEPA review is required for the completion of The Village at Hospital Hill, as presented in this NPC.

May 10, 2006  
Date

  
Stephen R. Pritchard

cc: Craig Givens, DEP/WERO

Comments received:

Save Old Main on Hospital Hill, 4/6/06

Carol Varsano, 4/12/06

Joanna Campe, 4/14/06

Aaron Helfand, 4/20/06

William Orr, 4/20/06

Elizabeth & John Lombard, 4/20/06

Mayor of Northampton, 4/26/06

EOEA #12629

NPC Certificate

May 10, 2006

Edward A. Hagelstein, 4/26/06  
Gerrit Stover, 4/27/06  
Lisa M. Germarat, 4/27/06  
MassDevelopment, 4/27/06  
MHC, 4/27/06  
June M. Turcotte, 4/28/06  
Joanne Montgomery, 4/28/06  
DEP/WERO, 4/28/06  
Metcalf Associates, 4/28/06  
Sandy & Daniel Glynn, 4/30/06  
Edward Man, 5/1/06  
Leonard D. Cohen, 5/1/06  
Daryl G. LaFleur, 5/1/06  
Marvin J. Ward, 5/1/06  
Suzanne Smith and Chris Parrish, 5/1/06  
Thomas Douglas, 5/1/06  
Joanna Turcotte, 5/2/06  
Mike Kirby, 5/2/06

12629npc  
SRP/WTG/wg