



The Commonwealth of Massachusetts

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SECRETARY

May 10, 2006

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

PROJECT NAME : Enterprise Park Master Plan
PROJECT MUNICIPALITY : Marshfield
PROJECT WATERSHED : South Coastal
EOEA NUMBER : 13410
PROJECT PROPONENT : Verrochi Realty Trust (VRT) Corporation and
Plain Street Development Realty, LLC¹
DATE NOTICED IN MONITOR : April 10, 2006

As Secretary of Environmental Affairs, I hereby determine that the Final Environmental Impact Report (EIR) submitted for 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). On March 17, 2006, I issued a Certificate on the Supplemental Draft Environmental Impact Report (DEIR) that allowed the DEIR and Supplemental DEIR to be reviewed as a Final EIR in accordance with 301 CMR 11.08(8)(b)(2). My decision on the Supplemental DEIR was noticed in the *Environmental Monitor* on April 10, 2006 along with the notice of the availability of the Final EIR, which was subject to a 30-day comment period. No comments were received on the Final EIR.

The proposed project involves phased development of a 110-acre site to include construction of a roadway system connecting to the Mount Skirgo subdivision, and an approximately 894,000 square foot mixed-use development comprising commercial and light industrial uses, an office park, mixed-income housing and a sports complex. A Phase I Waiver

¹ The Certificate on the Environmental Notification Form dated February 18, 2005 and the Certificate on the Supplemental DEIR (March 17, 2006) listed Plain Street Realty Development, LLC as the only proponent. These Certificates should also have included Verrochi Realty Trust (VRT) Corporation as a proponent. The proponent name has been corrected in the Final Record of Decision on the Phase I Waiver request (March 30, 2005) and in this Certificate.

was granted for the project (Final Record of Decision (FROD), March 30, 2005) allowing certain components of the project to commence prior to completion of the EIR for the entire project. The proposed Phase I includes three commercial developments and a sports complex comprising approximately 232,000 sf of buildings on a 28-acre portion of the project site.

The development as proposed will involve alteration of approximately 71 acres of land (including creation of 41 acres of impervious area). Traffic impacts are estimated at 2,478 vehicle trips per day for Phase I and 6,609 vehicle trips per day for the full Phase II build-out. The total number of parking spaces proposed is 1,558. Wastewater generation is estimated at 86,725 gallons per day (38,230 gpd for Phase I) and will be managed using Title V systems for most individual lots, and an on-site wastewater treatment system with land disposal for the sports complex. Water use is estimated at 93,900 gpd for full build-out (42,000gpd for Phase I).

The project is undergoing environmental review and requires the preparation of a mandatory EIR pursuant to Sections 11.03(1)(a)(1) and (2) of the MEPA regulations because it involves alteration of 50 acres or more of land and creation of 10 acres of more of impervious area, and Section 11.03(6)(6) and (7) because it involves generation of 3,000 or more new vehicle trips per day and 1,000 or more new parking spaces at a single location. The project is also undergoing review pursuant to Section 11.03(2)(b) because it will result in a "take" of a state-listed rare species.

The project will require a Groundwater Discharge Permit, and a Wastewater Treatment Plant Approval from the Department of Environmental Protection (DEP). The project will also require an Access Permit from MassHighway Department (MHD) for access to Route 139 (Plain Street). The project requires a Conservation and Management Permit from the Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program (NHESP). The project also requires 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. In this case, MEPA jurisdiction extends to traffic, rare species, wastewater, land and stormwater.

I am satisfied that the Final EIR adequately assessed potential project impacts and committed to measures that will avoid, minimize and mitigate adverse impacts. As noted in the Certificate on the Supplemental DEIR, mitigation commitments have changed since the filing of the Supplemental DEIR. MHD and other state agencies should forward copies of the final Section 61 Findings to the MEPA Office for completion of the project file.

The proponent has committed to a range of mitigation measures including:

- Rare species: pre-construction surveys for Eastern Box Turtle, turtle-exclusion fencing, on-site Conservation Restrictions (CR) for approximately 6 acres of buffer zone lands; and off-site land acquisition and placement of CRs on 220 acres of Eastern Box Turtle habitat;

- Stormwater: use of Low Impact Development (LID) techniques and best management practices (BMPs) including infiltration of roof run-off and erosion and sediment controls;
- Water conservation: low-flow plumbing fixtures and water-efficient landscaping;
- Transportation: traffic monitoring, relocation of Enterprise Drive, an engineering study and 100% design for signalization of the Furnace Street/Forest Street intersection, funding for the Route 139 Corridor Improvement project, and a comprehensive Transportation Demand Management (TDM) program.

I refer the proponent, state agencies and others to the Certificate on the Supplemental DEIR for additional details on mitigation commitments and recommendations regarding the proposed project. I am satisfied that any outstanding issues can be addressed through the state and local permit and review process. The proposed project requires no further review under MEPA and may proceed to state permitting.

May 10, 2006

DATE



Stephen R. Pritchard, Secretary

Comments received on the Final EIR – None

SRP/AE/ae