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May 25, 2007

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

PROJECT NAME : Cordage Seaside  
 PROJECT MUNICIPALITY : Plymouth  
 PROJECT WATERSHED : Plymouth harbor  
 EOE A NUMBER : 12513  
 PROJECT PROPONENT : Cordage Development, LLC  
 DATE NOTICED IN MONITOR : April 25, 2007

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 and hereby determine that it **continues to require** the preparation of a Draft and Final Environmental Impact Reports (EIR).

As described in the NPC, the project changes involve the redevelopment and reuse proposal for the former Plymouth Cordage Company that included a mix of residential, office, commercial, and marine uses originally described in an Environmental Notification Form (ENF) dated June 22, 2001. The project modifications as proposed in the NPC are the result of the inclusion of additional parcels and the creation of a 40R Smart Growth District approved by the Town of Plymouth and the Massachusetts Department of Housing and Community Development. Specific project modifications include: increasing the number of housing units from 160 to 675; eliminating the 275 room hotel; providing 70,620 square feet (sf) of retail and restaurant space; adding a 4,000sf club house; reducing restaurant use from 850 to 401 seats; reducing the office space from 270,000sf to 21,000sf; and, an overall increase in project area from 21.6 acres to approximately 36 acres. As originally described in the ENF, the overall project site contained 11.3 acres of formerly filled tidelands, containing nine structures.

The ENF described two project phases, a Landside component and a Marina component.

The ENF required the development of a Draft and Final EIR for the marina and landside components of the project. A Special Review Procedure (SRP) was developed in a separate Certificate issued on the same day requiring:

1. Draft Landside EIR/Site Master Plan, with a request from the proponent to allow the redevelopment of Building 16
2. Final Landside EIR/Site Master Plan and Draft Marina EIR
3. Final Marina EIR

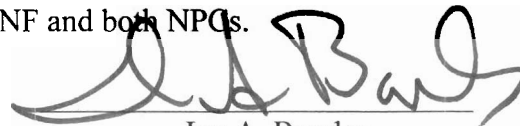
On September 24, 2004, the proponent submitted a Chapter 91 Application to the Department of Environmental Protection (DEP) for after-the-fact licensing of a 54-slip marina and a boat ramp. DEP negotiated an Administrative Consent Order (ACO) with the proponent. In December, 2005 the proponent submitted an after-the-fact NPC environmental review to the MEPA office. In the December, 2005 NPC the proponent described the already constructed project change as temporary in nature because it was intended to support boating activity only until the project originally submitted to MEPA for the entire site was permitted and constructed. The US Army Corps of Engineers indicated at the time that an individual Section 404 Permit will be required for this project, therefore a 401 Water Quality Certification will also be required from DEP. The Plymouth Conservation Commission issued an Order of Conditions approving the temporary already completed project. I note that the terms of the SRP require the proponent to complete the Final Landside EIR/Site Master Plan and Draft Marina EIR prior to allowing any development on the landside component of the site.

I have reviewed the scope for the EIR issued June 22, 2001 and I find that the scope continues to provide appropriate guidance for preparation of the Draft and Final EIR. I reaffirm the requirement to prepare an EIR in accordance with the Certificate of June 22, 2001. The EIR should include a full discussion of the project changes stated in this NPC as well a discussion of the already developed temporary 54-slip marina.

I have received many comments during the comment period on the NPC. The EIR must include responses to all the comments received on this NPC, January 2006 NPC, as well as responses to the comments on the original ENF. The proponent should also work closely with the Office of Coastal Zone Management (CZM), the Department of Conservation and Recreation (DCR), the Massachusetts Historical Commission, the Town of Kingston and other regional planning entities to address all substantive issues raised in their comment letters. The proponent should circulate the EIR to those who commented on the ENF and to those who commented on both NPCs. The EIR should include copies of all Certificates associated with this project, and copies of the comments received on the ENF and both NPCs.

May 25, 2007

Date



Ian A. Bowles

## Comments Received:

04/27/07 Town of Plymouth, Planning Board, Chairman Malcolm MacGregor  
04/30/07 Massachusetts Historical Commission  
05/10/07 Town of Plymouth, North Plymouth Steering Committee  
05/10/07 Helen Gavin  
05/10/07 Town of Kingston, Police Department  
05/10/07 Town of Kingston, Office of the Sewer Commission/Wastewater Department  
05/14/07 Town of Plymouth, Planning Board, Vice Chair, Paul McAlduff  
05/15/07 Kingston Conservation Commission  
05/15/07 Town of Kingston, Office of Town Planner  
05/15/07 Kingston Planning Board  
05/15/07 Department of Environmental Protection, SERO  
05/15/07 Jones River Watershed Association  
05/15/07 Old Colony Planning Council  
05/15/07 Massachusetts Office of Coastal Zone Management  
05/15/07 Kingston Yacht Club  
05/16/07 Department of Conservation and Recreation

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