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June 12, 2009

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

PROJECT NAME : Borgatti Property  
PROJECT MUNICIPALITY : Northborough  
PROJECT WATERSHED : Assabet River  
EOEA NUMBER : 12348/13708  
PROJECT PROPONENT : Brendon Properties Two, LLC and AVB Northborough,  
Inc.  
DATE NOTICED IN MONITOR : N/A

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

The project was the subject of previous review under MEPA that concluded with the issuance of a Certificate on the Final Environmental Impact Report (FEIR) on March 1, 2007. As described in the FEIR, the project entails the development of 575,000 square feet (sf) of retail/restaurant space and a 350-unit residential apartment complex on a 157-acre site. Potential environmental impacts of the project included the alteration of 115 acres of land; creation of 75 acres of impervious surfaces; alteration of 1,700 sf of bordering vegetated wetland (BVW);<sup>1</sup> generation of 23,198 average daily trips (adt) on a weekday and 30,018 adt on a Saturday;

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<sup>1</sup> This figure includes 700 sf of alteration associated with the construction of the temporary roadway. The project includes restoration of this wetland area.

As described in the NPC, the Proponent proposes to increase the number of residential apartments from 350 to 382, with the majority of the additional 32 units to be constructed on an adjacent 9.63 acre-site, a 6.1 percent increase in the area of the site. The additional units will increase the total floor area of the project by approximately six percent from 1,035,613 square feet sf to 1,097,823 sf. In addition, potential additional environmental impacts of the project change include the alteration of 2.8 acres of land (an increase of 2.4 percent); creation of 1.25 acres of impervious surfaces (an increase of 1.7 percent); generation of 184 average daily trips (adt) on a weekday (an increase of 0.8 percent); consumption of 7,040 gallons per day (gpd) of water (an increase of 3.9 percent); generation of 7,040 gpd of wastewater (an increase of 4.6 percent); and construction of 0.1 miles of new water and sewer mains (an increase of 4.6 percent). The project change will not result in any additional impacts to wetland resource areas.

As a result of the proposed project change, the project will require a modification of Sewer Extension/Connection Permit from the Department of Environmental Protection (MassDEP). The NPC included a decision from the Town of Northborough Zoning Board of Appeals finding that the project change was insubstantial under the provisions of M.G.L. Chapter 40B, and therefore did not require further review. In the NPC, the proponent requested that I find this project change insignificant, in accordance with the MEPA regulations at CMR 11.10(6), because it represents an increase in the overall size of the project of less than ten percent, and the proposed new impacts represent less than a 25 percent increase in the levels specified in the applicable MEPA review thresholds.

Based on the information presented in the NPC, I find that the proposed project change is insignificant, in accordance with the MEPA regulations at 310 CMR 11.10(6). No further MEPA review is required.

June 12, 2009  
Date

  
for Jan A. Bowles

Comments received:

None

IAB/RB/rb