



# The Commonwealth of Massachusetts

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June 16, 2006

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

PROJECT NAME : Forest Ridge Industrial Park  
PROJECT MUNICIPALITY : Rowley  
PROJECT WATERSHED : Parker River  
EOEA NUMBER : 12144  
PROJECT PROPONENT : Gateway II Trust of 1997  
DATE NOTICED IN MONITOR : May 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 April 28, 2006, I issued a Certificate on the Draft Environmental Impact Report (DEIR) that allowed the DEIR to be reviewed as a Final EIR in accordance with 301 CMR 11.08(8)(b)(2). My decision on the DEIR was noticed in the *Environmental Monitor* on May 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 proponent initially filed an Environmental Notification Form (ENF) for the project in January 2000. A Certificate on the ENF, requiring no further MEPA review, was issued on February 25, 2000. The proponent subsequently filed a Notice of Project Change (NPC) in October 2005 for an expansion of the development area and a change in use to include retail as well as industrial uses. The Certificate on the NPC, issued on November 30, 2005, required preparation of an EIR.

The proposed project will result in approximately 36.6 acres of land alteration, including 17.3 acres of impervious area on an approximately 111.4-acre site. The remaining acreage of the project site, approximately 78 acres, will remain as undeveloped open space. A Conservation Restriction (CR) will ensure permanent protection of at least 33.6 acres of the project site. The

project involves construction of approximately 340,500 square feet (sf) of buildings for industrial and retail use. The project is expected to generate an additional 3,604 new vehicle trips per day for a total trip generation of 5,240 vehicles per day. The number of parking spaces proposed for the project is 573 (an additional 289 "shadow" parking spaces are being reserved for potential future use). The proposed project involves alteration of 2,650 square feet (sf) of Bordering Vegetated Wetlands (BVW) and 12,100 sf of Bordering Land Subject to Flooding (BLSF). Water use for the project is estimated at 12,000 gallons per day (gpd) and wastewater generation is estimated at 10,330 gpd. The project involves construction of approximately 1.0 mile of new sewer main.

The project is undergoing MEPA review and requires preparation of a mandatory EIR in accordance with Section 11.03(1)(a)(2) of the MEPA regulations because it involves creation of ten acres or more of new impervious area and Section 11.03(6)(a)(6) because it involves generation of 3,000 or more new vehicle trips per day. The project is also undergoing environmental review in accordance with Section 11.03(1)(b) because it involves alteration of 25 or more acres of land and Section 11.03(5)(b)(3)(c) because it involves construction of ½ or more miles of sewer mains.

The project requires a revised access permit from the MassHighway Department (MHD) and an Order of Conditions from the Town of Rowley Conservation Commission (and, on appeal only, a Superseding Order from DEP). 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 as defined in the MEPA regulations. In this case, MEPA jurisdiction extends to traffic, wetlands, land, and stormwater.

As noted in the Certificate on the DEIR, and as further detailed in the DEIR/Final EIR, the proponent has committed to a range of mitigation measures including:

Stormwater Management: construction of infiltration basins and a bio-retention area and associated drainage system. The cost of the proposed system is estimated at \$1,100,000.

Wetlands: a combined wetland replacement/compensatory storage area encompassing 12,200 sf and providing 570 cubic yards of flood storage has been constructed, at a cost of approximately \$30,000.

Open Space and Conservation: 33.6 acres of land, which is valued at approximately \$300,000 will be placed under a Conservation Restriction (CR). The proponent is considering expanding this area to include additional wetlands.

Construction: Erosion and sedimentation controls and other construction mitigation measures, estimated at a cost of \$400,000.

Transportation: A comprehensive TDM program, intersection and driveway improvements, and traffic signal analyses, estimated at a cost of up to \$250,000.

Sustainable Design: incorporation of Low Impact Development (LID) techniques in project planning; commitment to hire a Leadership in Energy and Environmental Design (LEED) Accredited Professional Engineer and to incorporate sustainable design measures and achieve LEED credits where feasible for site design and proposed buildings.

I am satisfied that the Final EIR adequately assessed potential project impacts and committed to measures that will avoid, minimize and mitigate adverse impacts. MHD should forward a copy of the final Section 61 Findings to the MEPA Office for completion of the project file.

I refer the proponent, state agencies and others to the Certificate on the 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.

June 16, 2006

DATE



Stephen R. Pritchard, Secretary

Comments received on the Final EIR – None

SRP/AE/ae