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June 20, 2008

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

PROJECT NAME : Rand-Whitney Packaging Corporation  
PROJECT MUNICIPALITY : Boylston  
PROJECT WATERSHED : Blackstone  
EOEA NUMBER : 14038  
PROJECT PROPONENT : Rand-Whitney Packaging Corporation  
DATE NOTICED IN MONITOR : June 11, 2007

Pursuant to the Massachusetts Environmental Policy Act (M.G.L. c.30, ss.61-62H) and Section 11.17 of the MEPA regulations (301 CMR 11.00), I have reviewed the Notice of Project Change (NPC) submitted for this project and hereby determine that it **does not require** the preparation of an Environmental Impact Report (EIR).

Project History

In June 2007, the Proponent filed an Expanded Environmental Notification Form (EENF) to construct a light-industrial manufacturing facility with warehouse space, and attached office space on an industrial-zoned 21.19-acre site located off Shrewsbury Street (Rt 140) in Boylston. The project included the construction of a 275,000 square foot (sf) light manufacturing and warehouse building, approximately 15,000 sf of attached two-story general office space, 164 surface parking spaces for distribution trucks and employee vehicles. The Proponent proposed to widen and improve a recently constructed (2004) wetland crossing/site drive (approximately 1,600 linear feet (lf)) located off Rt 140.

Using the Institute of Traffic Engineers Trip Generation Land Use Code (LUC) 140 for Manufacturing, and LUC 710 for General Office, the proposed project was estimated to generate approximately 114 vehicle trips on the average weekday. The project's potable water supply needs (4,883 gallons per day (gpd)) would be served by the Town of Boylston. The Proponent also proposed to construct an on-site septic system in compliance with Title 5 requirements to be located in the northwestern portion of the project site to serve the wastewater flows (4,650 gpd) from the proposed project.

In accordance with Section 11.05 (7) of the MEPA regulations, the Proponent submitted the EENF with a request that the Secretary grant a full waiver of the EIR. The request was presented within the EENF and was discussed at the MEPA public consultation session for the project held on June 27, 2007. The EENF and supporting documentation received an extended comment period pursuant to Section 11.06(8) of the MEPA regulations. On July 18, 2007, the Secretary issued a Certificate on the EENF and determined that the information submitted by the Proponent regarding the project's land alteration and impervious surface area impacts was sufficient. The Proponent had committed to provide sufficient mitigation for the project's cumulative impacts to wetland resource areas. The Secretary's Certificate determined that the EENF met the standards for a full waiver of an EIR and that no further MEPA review was required.

### *MEPA Jurisdiction*

The project is subject to MEPA review and exceeds the mandatory EIR threshold at Section 11.03 (1)(a)(2) of the MEPA regulations, because the project involves the creation of ten or more acres of impervious area (approximately 10.4 acres total). The project is also undergoing review pursuant to 11.03 (3)(b)(1)(d) of the MEPA regulations because it will result in the alteration of 5,000 or more square feet (approximately 8,640 sf total) of bordering or isolated vegetated wetlands. The project will require a 401 Water Quality Certification from MassDEP, and may require a 404 Programmatic General Permit from the US Army Corps of Engineers (ACOE). The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site of over one acre. The project will also require an Amended Order of Conditions from the Boylston Conservation Commission (which was issued on September 7, 2004) for impacts to wetland resource areas and buffer zones. MEPA jurisdiction is limited to the subject matter of the state permit required, including land alteration, wetlands and rare species.

### Notice of Project Change

As described in this Notice of Project Change (NPC) submittal, subsequent to the issuance of the Secretary's Certificate on EENF, the Proponent acquired an adjacent 14.05-acre development parcel and has expanded the project site to include a total of 35.24 acres. The Proponent now proposes to increase the proposed building floor area of the light-industrial manufacturing facility from 290,200 sf to 426,650 sf.

This project change will result in an increase in impervious surface area of approximately 6.5 acres (16.86 acres total), 49 additional surface parking spaces (213 spaces total) and approximately 93 additional average daily vehicle trips (206 trips total).

### *Wetlands*

The project site contains a section of Sewall Brook which runs west across the project site to Lock's Mill Pond located in the northwestern section of the project site. An Order of Conditions (OOC) was issued by the Boylston Conservation Commission on September 7, 2004 for the prior construction of a wetland/stream crossing (box-culvert) to accommodate an access road from Route 140 (Shrewsbury Street) to the project site. This initial wetland crossing involved the alteration of up to 14,000 sf of bordering vegetated wetlands (BVW). The Rand-Whitney Packaging project proposed to expand and improve the existing wetland crossing that will result in the additional alteration of approximately 1,030 sf of BVW. The Proponent received an amended OOC from the Boylston Conservation Commission for construction activities related to the proposed expansion and improvement of the original roadway crossing and the resultant alteration of additional BVW resource area. The project, as originally proposed in the EENF resulted in a cumulative total alteration of approximately 16,000 sf of wetland resources. The project change activities will not result in any additional impacts to wetland resource areas.

### *Stormwater*

The Proponent's stormwater management plan has been revised to continue to meet MassDEP's Stormwater Management Policy standards and practices and to accommodate the increased stormwater runoff conditions anticipated from the proposed project change. The proposed stormwater management system will include deep sump hooded catch basins, VortSentry stormwater quality units, and four storm stormwater detention basins with sediment forebays. The Proponent should continue to strive to reduce the amount of impervious surface area within the project site. The Proponent should investigate all feasible methods of avoiding, reducing, or minimizing the amount of impervious surfaces associated with the project.

### *Rare Species*

According to the information provided in the NPC, the Natural Heritage and Endangered Species Program (NHESP) has indicated that while the project occurs within the actual habitat of the Wood Turtle (*Glyptemys insculpta*), a state protected species of special concern, the project will not adversely affect the actual resource area habitat for the Wood Turtle. As previously noted in the Certificate on the EENF, the Proponent has worked closely with NHESP in project design to develop appropriate mitigation that will address the protection of state-protected rare species within the proposed project site.

Specifically, NHESP required the Proponent to relocate a proposed stormwater detention basin and replant the proposed Title V septic system area with native vegetation which may provide foraging habitat for the Wood Turtle. As described in NHESP's April 8, 2008 letter to the Proponent regarding the proposed project change, the Proponent's landscape plan includes specific plant species and locations that will provide appropriate cover and foraging habitat for the Wood Turtle. I ask that the Proponent continue to consult with NHESP during final project design and construction.

### *Construction Period*

The Proponent should continue to analyze any/all construction-period impacts, including temporary impacts to air quality, wetlands, erosion and sedimentation impacts, the extent of any blasting and/or earth movement (quantities and time periods) and impacts on wildlife resources. The Proponent should consult with MassDEP and others to determine whether the project will require a federal NPDES permit for construction activities, and how the Proponent will meet any performance standards associated with a required NPDES permit. The project must comply with MassDEP standards and regulations regarding construction emissions. Because the Proponent has committed to resolve and improve the existing and proposed conditions regarding wetland impacts, no issues remain that require review in an EIR. I anticipate that any remaining issues can be addressed during MassDEP's project review and permitting process.

Based on the information provided by the proponent and consultation with relevant public agencies, I conclude that no further MEPA review is required. The review of the NPC has served adequately to disclose potential impacts and mitigation, and to demonstrate that the project has avoided and mitigated environmental impacts to the greatest feasible extent, and that the state permitting agencies have adequate information to base their permit decisions, and sufficient permitting authority to ensure that any remaining issues are adequately addressed.

June 20, 2008  
Date



Ian A. Bowles, Secretary

### Comments received:

05/22/08 Department of Environmental Protection (MassDEP) –CERO  
06/09/08 Natural Heritage and Endangered Species Program (NHESP)

NPC #14038  
IAB/NCZ/ncz