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July 11, 2007

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS  
ON THE  
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Woodbridge  
PROJECT MUNICIPALITY : Stoughton  
PROJECT WATERSHED : Boston Harbor  
EOEA NUMBER : 14042  
PROJECT PROPONENT : Woodbridge Crossing, Inc.  
DATE NOTICED IN MONITOR : June 11, 2007

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

This project consists of the re-development of a mill building and construction of a 192-unit residential development on a 27.63 acre parcel in Stoughton.<sup>1</sup> A self-storage facility will be created through the expansion of the existing mill building. The residential development will include construction of seven condominium buildings (four buildings on the northern area of the site and three on the southern area of the site), a 24-foot wide access road and other associated infrastructure, including a stormwater management system. Access will be provided via Central Street (Route 27), Island Street and Mill Street. The project will be served by municipal water and sewer.

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<sup>1</sup> The ENF identified the project as consisting of the residential development only. The entire site is owned by the same project proponent and the mill building is located adjacent to the proposed residential development. Vehicular access will be shared. To avoid segmentation issues, the project proponent provided additional information regarding environmental impacts associated with the re-development project and this information indicates that the entire project does not exceed any mandatory EIR thresholds.

The site contains a 44,244 sf mill building adjacent to Central Street and associated access roads and parking areas. The remainder of the site is primarily wooded and undeveloped. It includes bordering vegetated wetlands (BVW) and Steep Hill Brook, which traverses the site from east to west along its southern end. The site is bounded by residential homes to the north, commercial businesses and residential homes to the south, Island Street to the east and Mill Street and commercial businesses to the west. The site is zoned for industrial use.

The project is undergoing MEPA review pursuant to Section 11.03 (1)(b)(2) and 11.03 (6)(b)(14) because it requires a state agency action and will create more than five acres of new, impervious surfaces and it will generate 1,000 or more new average daily vehicle trips (adt) and includes construction of more than 150 parking spaces. The project may require a Water Supply Permit (BRP WS32 Distribution Modifications) from the Massachusetts Department of Environmental Protection (MassDEP). The project requires review by the Housing Appeals Committee (HAC) and it may require review by the Massachusetts Historical Commission (MHC). It will require a local Order of Conditions (and hence a Superseding Order of Conditions in the event the local Order is appealed). Also, the project requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Permit for construction activities.

Potential environmental impacts are associated with the alteration of 15.32 acres of land, creation of 7.43 acres of new, impervious surfaces, alteration of 2,731 square feet of BVW, generation of 1,434 adt, 42,416 gallons per day (gpd) of water use and 38,560 gpd of wastewater generation. Efforts to avoid, minimize and mitigate impacts include preservation of the historic mill buildings, construction of a stormwater management system consistent with MassDEP Stormwater Management Policy (including the use of detention basins and underground infiltration systems), location of a portion of the parking underneath buildings and on-site wetlands replication.

The ENF includes a traffic analysis and identifies measures to minimize traffic impacts including re-alignment of the site drive to form a four-way signalized intersection with Central Street and West Street and geometric improvements at the Central Street/Island Street intersection. In addition, the project consultant noted at the June 26, 2007 site visit that approximately \$100,000 dollars will be provided to the Town to support improvements at the Central Street/Canton Street/Tosca Drive intersection. Comments from the Old Colony Planning Council (OCPC) identify the importance of incorporating improved pedestrian access throughout the site. I agree that pedestrian circulation could be improved, particularly through the establishment of a direct connection from the residential portion of the project to the Hansen Elementary School on West Street. Such a connection would reduce the walking distance considerably and the likelihood that children would walk within the main site drive instead of using the proposed sidewalks along Island Street.

OCPC has identified measures that could improve the safety of proposed roadway improvements. I encourage the proponent to consult with the Town of Stoughton and OCPC regarding these recommendations. In addition, the proponent should consult the Town, OCPC and Brockton Area Transit (BAT) regarding the potential to provide transit access to the site.

The project will alter approximately 2,731 sf of BVW through construction of the access road. These impacts, consistency with the Wetlands Protection Act and the adequacy of mitigation measures (including the stormwater management plan) will be reviewed by the Stoughton Conservation Commission. I note that the wetland alterations are associated with the widening of an existing carriage road that runs through a large wetlands area and connects the northern and southern sections of the project. The project includes significant work within the buffer zone to wetlands. I encourage the Conservation Commission and the project proponent to consider measures to minimize the work within these buffer zones.

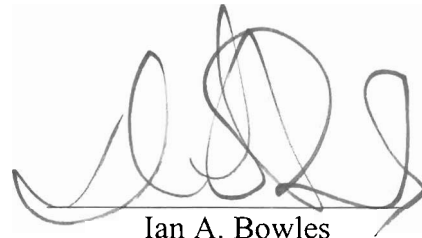
Comments from the Massachusetts Water Resources Authority (MWRA) indicate that the wastewater generation associated with the project will need to be mitigated through removal of extraneous clean flow in the sewer system (infiltration/inflow) consistent with the I/I reduction requirements established by the Town of Stoughton.

As noted previously, the project may require review by MHC. In the event that MHC finds that the re-development will result in an adverse impact, the proponent will need to consult with MHC regarding alternatives and measures to avoid, minimize and mitigate these impacts.

Also, in the event that any project change increases cumulative environmental impacts above the thresholds for mandatory EIR review, the proponent will need to file a Notice of Project Change (NPC). The review of the ENF has served to adequately disclose the potential impacts associated with this project. Based on the information in the ENF and after consultation with relevant public agencies, I find that outstanding issues can be addressed adequately through state and local review and permitting processes. No further MEPA review is required.

July 11, 2007

Date



Ian A. Bowles

Comments Received:

7/2/07 Department of Environmental Protection /Southeast Regional Office  
(MassDEP/SERO)7/2/07 Old Colony Planning Council (OCPC)  
6/29/07 Massachusetts Water Resources Authority (MWRA)

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