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July 11, 2007

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

PROJECT NAME : Residences at Lakeville Station (part of and formerly reviewed as Lakeville Corporate Park)
PROJECT MUNICIPALITY : Lakeville
PROJECT WATERSHED : Taunton River
EEA NUMBER : 7423
PROJECT PROPONENT : Canpro Investments, Ltd.
DATE NOTICED IN MONITOR : N/A

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 change is insignificant and does not require the preparation of an Environmental Impact Report.

Project Description and MEPA History

The project, as originally proposed in 1989, entailed the development of a 22-lot commercial and industrial park located on an approximately 71-acre site on the east side of Route 105 (Main Street), south of the Massachusetts Bay Transportation Authority (MBTA) railroad tracks and the I-495/Route 105 interchange. The project was to include approximately 700,000 square feet (sf) of office and research and development space with at-grade and structured parking for approximately 2,450 vehicles, approximately 7,000 sf of retail space, a wastewater treatment plant, and two internal subdivision roadways (Commercial Drive and Riverside Drive). This project was the subject of Draft, Final and Supplemental Final Environmental Impact Reports (EIRs) in 1989 and 1990.

Approximately 7.5 acres of the site were transferred to the MBTA for the construction and operation of a commuter railroad station on the Middleborough Branch of the Old Colony Railroad Line with 400 additional parking spaces. This aspect of the project was reviewed separately as EOE #5840.

Five lots of the proposed 22-lot subdivision have been developed as commercial and/or office uses, including the MBTA commuter rail station and three commercial office buildings on Riverside Drive, constituting approximately 72,000 sf of the originally proposed 700,000 sf of office and light industrial space, as well as the sections of Commercial Drive and Riverside Drive located nearest to Route 105 and associated infrastructure.

The project was the subject of several Notices of Project Change (NPCs), the most recent of which was submitted in 2005 that described the substitution of a 192-unit transit-oriented residential development in eight buildings for 140,000 sf of office space previously proposed for an 11-acre portion of the project site located adjacent to the MBTA commuter rail station. The Certificate on the NPC issued on September 9, 2005, did not require the preparation of an EIR.

Current Project Change Description

As described in the current NPC, the project change entails the addition of 12 units to the Residences at Lakeville Station project, for a new total of 204 units. The project will be developed pursuant to M.G.L. c.40R (Smart Growth Zoning and Housing).

The additional units will be constructed within the previously reviewed building footprints by converting a portion of the proposed storage space to living space. Therefore, no changes to the previously approved gross floor area and impervious surface are proposed. The 12 new units are expected to generate approximately 2,850 gallons per day (gpd) of additional wastewater above the previously reviewed estimate of 36,000 gpd. The Massachusetts Department of Environmental Protection (MassDEP) has issued a Groundwater Discharge Permit for an on-site wastewater treatment plant that has been designed to accommodate the increased wastewater flows.

The 12 new units will also generate approximately 80 additional vehicle trips on an average weekday, as compared to the 1,300 average daily trips (adt) previously reviewed. According to the NPC, this increase will have little or no impact on traffic operations in the project area and the proponent continues to work with the Massachusetts Highway Department (MassHighway) on the design and permitting for the relocation of Route 79, in accordance with commitments made during the MEPA review process and the Section 61 Finding issued by MassHighway.

Conclusion

According to the MEPA regulations at 301 CMR 11.10(a) and (b), a project change is ordinarily insignificant if it results in an increase of the physical dimensions of the project of less than ten percent or an increase in environmental impacts of less than 25 percent, respectively. In this case, the NPC has documented that the proposed project change meets these criteria. Therefore, I find that the proposed project change is insignificant, and no further MEPA review is required.



Ian A. Bowles

July 11, 2007
Date

Comments received:

none

IAB/RB/rb