



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

DEVAL L. PATRICK
GOVERNOR
TIMOTHY P. MURRAY
LIEUTENANT GOVERNOR
IAN A. BOWLES
SECRETARY

July 9, 2008

Tel: (617) 626-1000
Fax: (617) 626-1181
<http://www.mass.gov/envir>

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

PROJECT NAME : The Village at Hospital Hill/Village Hill, Northampton
PROJECT MUNICIPALITY : Northampton
PROJECT WATERSHED : Connecticut River
EOEA NUMBER : 12629
PROJECT PROPONENT : **MassDevelopment & Community Builders**
DATE NOTICED IN MONITOR : June 11, 2008

Pursuant to the Massachusetts Environmental Policy Act (G.L. c.30, ss. 61-62H) and Section 11.10 of the MEPA regulations (301 CMR 11.00), I have reviewed the Notice of Project Change (NPC) submitted on this project, and determine that it **does not require** further MEPA review.

The project consisted of the redevelopment of the former Northampton State Hospital (NSH) site into a mixed-use project. The mixed-use project included 207 residential units with 60 to 80 assisted living units and approximately 476,000 square feet (sf) of mixed-use commercial space. Seven historical buildings of the 47 buildings on the former hospital campus were to be renovated for office space and housing, and the remaining buildings were to be demolished. The proponent evaluated the feasibility of preserving and rehabilitating two additional buildings, the North Employees Home and the North Infirmary. It proposed to develop the project in two phases. At full-build, the project was estimated to generate approximately 5,618 new vehicle trips. The project site contains approximately 124 acres. The project required a mandatory EIR with broad scope jurisdiction because of the transfer of state land. It was evaluated under a Special Review Procedure that was created in November of 2001. The Special Review Procedure included a Citizens Advisory Committee (CAC). On November 13, 2003, the Secretary determined that the FEIR was adequate.

This NPC describes the proponent's agreement with the Kollmorgen Corporation to construct a 150,000 sf research & development/manufacturing facility with 450 parking spaces on 11 acres of the South Campus. This 11-acre site had been previously master planned for

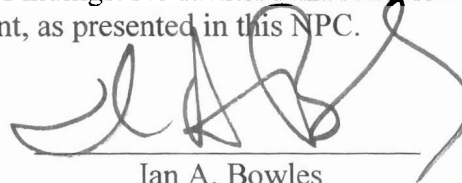
236,500 sf of industrial/commercial development with parking for 646 vehicles. The revised Master Plan included three other buildings on the South Campus: the VCA building now under construction, a second light industrial building on Earle Street, and an office/retail building. The proposed Kollmorgen Building will require the removal of three buildings that were previously slated for retention/reuse: Building 48, the Kitchen/Recreational Building, and Buildings 7 and 9, two of the "airplane" or "T" buildings. Buildings 7 and 9 were "contributing resources" to the Northampton State Hospital National Register District, and Building 48 is a "non-contributing resource" to the District. MassDevelopment has diligently sought buyers/developers for these buildings for three years, without success. Their removal will be consistent with the requirements of the July 13, 1995 Memorandum of Agreement (MOA) regarding NSH between the Massachusetts Historical Commission (MHC) and the Division of Capital Planning & Operations.

The proposed change represents a reduction of 150,500 sf of commercial/industrial building space, 1,232 vehicle trips, 275 parking spaces, 9,060 gallons per day (gpd) of water, and 9,060 gpd of wastewater from the Master Plan. No new permits or state financial assistance are required. The proponent has revised the Draft Section 61 Finding for the project to include this change to the project. On May 22, 2008, the Citizens Advisory Committee (CAC) voted unanimously to approve the revised Master Plan, which accommodates the proposed Kollmorgen facility.

Based on a review of the information provided by the proponent, and after consultation with the state permitting agencies, I find that the potential impacts of this project change do not warrant the preparation of a Supplemental EIR and can be addressed through the local and state permitting processes. The proponent's mitigation commitments include: a Transportation Demand Management (TDM) program to reduce trip generation by 35 percent; a Transportation Management Association (TMA) membership is required of all tenants; a transportation monitoring program, and traffic signalization improvements at impacted intersections as described in the Section 61 Findings. No further MEPA review is required for the completion of the Village Hill development, as presented in this NPC.

July 9, 2008

Date



Ian A. Bowles

Comments received:

Mayor of Northampton, 6/18/08

Planning and Development, City of Northampton, 6/19/08

Village Hill Northampton Citizens Advisory Committee, 6/25/08

Wendy Sinton, 6/25/08

Joel Russell, 6/26/08

Harry L. Dodson, 6/26/08

Carol Varsano, 6/26/08

Alicia Ralph, 6/28/08

Mary Costello, 6/28/08

Frances Crowe, 6/28/08

Virginia Sullivan, 6/29/08

David Hershops, 6/29/08

Mark Roessler, 6/29/08

Alicia Ralph, 6/29/08

Jacquelyn A. Misa, 6/30/08

David Rothstein, 6/30/08

Michael A. Kirby, 6/30/08

Northampton Historical Commission, 7/1/08

MassDEP/WERO, 7/1/08

Joanne Turcotte, 7/1/08

MHC, 7/2/08

Benjamin Spencer, 7/7/08

12629npc2

IAB/WTG/wg