



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

100 Cambridge Street, Suite 900

Boston, MA 02114-2524

MITT ROMNEY
GOVERNOR

KERRY HEALEY
LIEUTENANT GOVERNOR

STEPHEN R. PRITCHARD
SECRETARY

August 9, 2006

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

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

PROJECT NAME : Roche Brothers Supermarket
PROJECT MUNICIPALITY : Washington Street – Easton & Stoughton
PROJECT WATERSHED : Taunton River
EOEA NUMBER : 12423
PROJECT PROPONENT : Two Washington Place, LLC
DATE NOTICED IN MONITOR : July 10, 2006

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 originally consisted of the construction of a 50,000 square foot (sf) supermarket, 50,000 sf of secondary retail space, a 40,000 sf office building, and 667 surface parking spaces. Site access was to be provided via a signalized driveway onto Washington Street (Route 138). The site was approximately 32 acres. On June 29, 2001, the Secretary determined that the Single Environmental Impact Report (EIR) was adequate. In August of 2005, the proponent submitted an NPC for the project. The proponent proposed increasing the size of the office building from 40,000 to 65,000 sf and adding another 125 parking spaces to the development. On September 23, 2005, the Secretary determined that this NPC did not require an EIR. Currently, the supermarket, the secondary retail space, and the Route 138 improvements have been constructed and occupied.

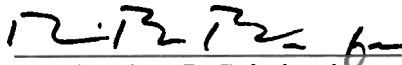
This NPC was submitted for MEPA review on June 30, 2006. The proponent is proposing to subdivide the northern office building site into two separate parcels with two office buildings. The previously reviewed 65,000 sf office building will be reduced to 50,000 sf. Parking on this parcel would be reduced from 300 to 251 spaces. The proponent would construct a 40,000 sf general office building with 206 parking spaces on the newly created parcel. This change increases the total office space by 25,000 sf.

The proposed project will create about 1.8 acres of additional impervious area. The proponent has estimated that the NPC would generate approximately 275 additional vehicle trips per day using the Institute of Traffic Engineers land use code 710 for a total of 7,398 trips from the project. The project will increase the amount of potable water consumed by an estimated 2,065 gallons per day (gpd), and it is estimated to generate an additional 1,875 gpd to its on-site Title 5 septic system for the office buildings.

Based upon 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 preparation of a Supplemental EIR and can be addressed through the local and state permitting processes. The proponent's mitigation commitments, which were identified in the Certificate on the Single EIR, must be implemented, or it must satisfy the permitting agency as to why they are no longer relevant. No further MEPA review is required for the completion of the Roche Brothers Supermarket retail/office development, as presented in this NPC.

August 9, 2006

DATE



Stephen R. Pritchard

cc: Sharon Stone, DEP/SERO

Comments received:

DEP/SERO, 7/31/06

EOT, 7/31/06

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SRP/WTG/wg