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August 29, 2008

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

PROJECT NAME : Village Green
PROJECT MUNICIPALITY : Tewksbury
PROJECT WATERSHED : Shawsheen
EOEA NUMBER : 13494
PROJECT PROPONENT : Village Green Residential, LLC
DATE NOTICED IN MONITOR : N/A

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62I) 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.

The project was the subject of an Environmental Notification Form (ENF), which did not require an Environmental Impact Report in a Certificate issued on April 22, 2005. As originally proposed, the project entailed a 65,100-square foot mixed-use development and 64 residential units. The mixed-use project, consisting of 32,500 square feet (sf) of office space, 19,600 sf of retail space, and a daycare center and bank has been constructed and occupied. The residential units have not been constructed. In this case, the required state agency action was a Vehicular Access Permit, which the Massachusetts Highway Department (MassHighway) has granted. The project exceeded a MEPA review threshold for traffic generation, as it would induce 2,000 or more vehicle trips on an average weekday.

The Notice of Project Change (NPC) describes a reduction in the number of proposed residential units from 64 to 56. Additionally, the NPC discloses that the proponent is now seeking Commonwealth funding, in the form of revenue bonds from the Massachusetts

Development Finance Agency (MDFA). Because the residential component of the project has been reduced, all resulting environmental impacts will be reduced correspondingly. I note that the proponent will be constructing some of the parking below the residential structures, thereby further reducing impervious surfaces, as previously reviewed in the ENF. Moreover, all traffic mitigation measures and stormwater management infrastructure for the entire project has been constructed.

Based on the information presented in the NPC, I find that the proposed project change is insignificant, in accordance with the MEPA regulations at 310 CMR 11.10(6). No further MEPA review is required.

August 29, 2008
Date


for Ian A. Bowles

Comments received:

None

IAB/RB/rb