

For Office Use Only
Executive Office of Environmental Affairs
 MEPA Analyst: *Bill GAGE*
 Phone: 617-626-1025

NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Northwoods Crossing		EOEA #: 12784	
Street: Bay Street at U.S. Route 495			
Municipality: Taunton		Watershed: Taunton	
Universal Transverse Mercator Coordinates: N4647567.643 E324429.039		Latitude: 41°57'38" Longitude: 71°07'07"	
Status of project construction: 85% of original complete, 55% of proposal			
Proponent: Koffer/GID Taunton Development, LLC			
Street: 10 Memorial Boulevard, Suite 901			
Municipality: Providence		State: RI	Zip Code: 02903
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Ms. Rebecca L. Brown, P.E.			
Firm/Agency: Greenman-Pedersen, Inc.		Street: 61 Spit Brook Road, Suite 110	
Municipality: Nashua		State: NH	Zip Code: 03060
Phone: (603) 891-2213	Fax: (603) 891-6449	E-mail: rebeccabrown@gpinet.com	

In 25 words or less, what is the project change? The project change involves expanding the existing Northwoods Crossing by an additional 85,000 square feet of retail and restaurant space. See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: May 8, 2002

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date:) No
 was a Final EIR filed? Yes (Date:) No
 was a Single EIR filed? Yes (Date: February 8, 2003) No

Have other NPCs been filed? Yes (Date(s):) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: None

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

Yes No; if yes, attach justification. See attached Traffic Impact and Access Study (Attachment G)

Are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	51.5 acres	0	51.5 acres
Acres of land altered	2.85 acres	0	2.85 acres
Acres of impervious area	22.2 acres	0	22.2 acres
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
STRUCTURES			
Gross square footage	160,000 sf	75,000 sf*	235,000 sf*
Number of housing units	N/A	N/A	N/A
Maximum height (in feet)	40	0	40
TRANSPORTATION			
Vehicle trips per day	9,220	-910	8,310
Parking spaces	1,234	-144	1,090
WATER/WASTEWATER			
Gallons/day (GPD) of water use	21,506 gpd	5,863 gpd	27,369 gpd
GPD water withdrawal	N/A	N/A	N/A
GPD wastewater generation/ treatment	19,551 gpd	5,330 gpd	24,881 gpd
Length of water/sewer mains (in miles)	N/A	N/A	N/A

*An additional 10,000 square feet of fenced in, outdoor storage/sales area is proposed within the parking lot.

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No
If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

(a) a brief description of the project as most recently reviewed

(b) a description of material changes to the project as previously reviewed,

(c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

(d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

Previously Reviewed Project

On May 8, 2002, the proponent submitted an Expanded Environmental Notification Form (Expanded ENF) to the Executive Office of Environmental Affairs (EOEA) for the development of a parcel of land located in the southeast corner of Bay Street and Interstate 495 in Taunton, Massachusetts. Development of the site was proposed to include the construction of 231,094 square feet of mixed-use retail and restaurant space with 1,265 parking spaces and a 2,800 square foot expansion to the Northwoods Medical Center for a radiation unit.

The project was subject to MEPA review because it required a Highway Access Permit from the Massachusetts Highway Department (MassHighway), generated more than 3,000 new daily vehicle trips, included 1,000 or more parking spaces, and created more than 10 acres of impervious surface. MEPA jurisdiction was therefore limited to transportation- and land-related issues.

On June 14, 2002, a Certificate was issued on the Expanded ENF allowing the preparation of a Single Environmental Impact Report (Single EIR), which was subsequently filed with the EOEA on February 8, 2003. The Single EIR included a revision of the project scope to include the construction of 160,000 square feet of mixed-use retail and restaurant space with 1,234 parking spaces and a 3,650 square foot expansion of the Northwoods Medical Center for a radiation unit. On March 18, 2003, an EOEA Certificate was issued stating that the Single EIR adequately and properly complied with MEPA and its implementing regulations. At this time, a total of 135,282 square feet of mixed-use retail and restaurant space has been constructed and occupied,

with 24,718 square feet of previously approved space still to be constructed.

During the MassHighway review process of the 100 percent design construction documents for improvements to the Bay Street and Interstate 495 southbound ramps intersection, MassHighway could not reach an internal consensus on the final geometric design of the intersection. These proposed improvements consisted of placing the intersection under traffic signal control, relocating and widening the Interstate 495 southbound off-ramp to provide a double right-turn lane, and incorporating the proposed traffic signal into a coordinated signal system along Bay Street. So as not to delay the opening of Northwoods Crossing, MassHighway and the proponent agreed to a reduction in the size of the development from the MEPA approved 160,000 square feet. The December 15, 2003 Section 61 Finding was therefore issued for the construction of up to 136,386 square feet of development prior to the implementation of the improvements to the Bay Street and Interstate 495 southbound ramps intersection. Subsequent to the issuance of the Section 61 Finding, the proponent has worked closely with MassHighway District 5 officials to implement these improvements. At this time, construction is underway and a completion date of Spring 2009 is anticipated. As such, MassHighway has amended the Section 61 Finding (December 23, 2008) to allow the full 160,000 square feet of MEPA approved space to be constructed and occupied.

Proposed Expansion Project

The proponent proposes to expand the existing development by constructing an additional 85,000 square feet of mixed-use retail and restaurant space beyond the currently approved 160,000 square feet. The expansion includes a $\pm 10,000$ square foot outdoor fenced area for storage and sales, for a total build-out of 245,000 square feet. Access to the site is proposed to be provided via the three existing driveways on Bay Street: a full-access/egress signalized driveway and a full-access/egress unsignalized driveway shared with the existing Northwoods Medical Center; and a signalized driveway opposite Industrial Park Drive, which restricts left-turn movements entering and exiting the driveway and through movements exiting the driveway.

Since the proposed change in development will increase the size of the approved development by more than 10 percent, the current expansion project requires the submission of a Notice of Project Change (NPC) to the MEPA office. However, as documented in this NPC and attached materials, the proposed expansion does not exceed any additional thresholds for further MEPA review, results in an increase in impacts of less than 25 percent, and will not require issuance of any new state permits. Based on the new MassHighway access permit regulations, this project is not expected to require the issuance of an amended Indirect Access Permit as no additional MEPA review thresholds will be triggered. According to 720 CMR 13.02 regarding Approval of Access to State Highways, a vehicular access permit is required for "change in use of an existing residential or commercial driveway onto SHLO that results in a Substantial Increase in or Impact on Traffic over the current use." A Substantial Increase is defined as meeting any of the transportation thresholds for MEPA review. As previously noted, the expansion project will generate less traffic than previously approved and will therefore not require a new access permit. Therefore the project change is insignificant in terms of its environmental consequences.

Traffic

As currently proposed, the Northwoods Crossing expansion project includes an additional 85,000 square feet of commercial space, which includes a ±10,000 square foot outdoor fenced area, to be constructed for a full build-out of 245,000 square feet of commercial space. Based on a comparison of the existing uses constructed within Northwoods Crossing utilizing traffic counts and standard trip-generation rates from the Institute of Transportation Engineers *Trip Generation* manual, the MEPA approved methodology resulted in an overestimation of traffic volumes as presented in the Single EIR. As documented in the attached Traffic Impact and Access Study (Attachment G), full build-out of the Northwoods Crossing site including the expansion is anticipated to generate a total of 8,310 vpd on a weekday. The project was originally approved by MEPA to generate 9,220 vpd on a weekday. Therefore, the proposed project is expected to generate 910 vpd less than that previously approved by MEPA. The expansion project therefore represents an insignificant change in traffic from the previously approved development and will not change the conclusions of the previous traffic study (submitted with the Single EIR) reviewed by EOEPA during the approval process for the previously approved development. Additionally, the Traffic Impact and Access Study demonstrates that the anticipated traffic volumes can be accommodated by the previously approved mitigation measures. Therefore, no additional mitigation is necessary to accommodate the proposed expansion project.

In recognition of the existing and future traffic demands on the study area roadway system, a number of Transportation Demand Management (TDM) actions are proposed and will be implemented by the proponent to reduce vehicle trips and better manage the traffic generated by the project. Retail uses in general do not lend themselves well to TDM strategies since most of the traffic generated is customer-related, rather than employee trips. However, in an effort to maximize employee vehicle occupancy and thereby reduce the vehicular demand to the site, the proponent will encourage the following measures: carpooling program, vanpool program, installation of bicycle racks on the site, and posting a monthly commuter and rideshare bulletin.

The program will be offered to tenants as they move in to ensure that the program becomes part of the culture and an amenity to the development. Incentives will be designed around tenant and employee input, which should increase its chances for success. Further, the proponent will continue to work to implement and fine-tune this comprehensive TDM program for this site if additional measures are needed.

The Greater Attleboro-Taunton Regional Transit Authority (GATRA) provides bus service to Northwoods Crossing via a stop at Northwoods Medical Center. In order to reduce the number of vehicle trips to the site, the proponent will work with GATRA to determine if additional bus stops within the Northwoods Crossing site are needed.

Water Usage

The original project submitted in the Expanded ENF included the construction of 231,094 square feet of mixed-use retail and restaurant space with an anticipated water usage of 21,506 gallons per day from the municipal water supply. The water usage did not meet or exceed any review thresholds. The Single EIR revised the project scope to include the construction of 160,000 square feet of mixed-use retail and restaurant space.

The project proponent proposes to expand the approved development program by adding $\pm 75,000$ square feet of mixed-use retail and restaurant building space for a total gross building floor area of $\pm 235,000$ square feet. The proposed expansion will generate an additional water usage of approximately 5,863 gallons per day for a total water usage of 27,369 gallons per day. The $\pm 10,000$ square foot outdoor storage/sales area will not generate any water usage. This new total water usage amount does not meet or exceed any review thresholds. The water usage calculations are based on 110% of the Department of Environmental Protection (DEP) State Environmental Code, Title 5, Sewage Flow Design Criteria.

Wastewater

The original project submitted in the Expanded ENF included the construction of 231,094 square feet of mixed-use retail and restaurant space with an anticipated wastewater generation of 19,551 gallons per day into the municipal sewer system. The wastewater generation did not meet or exceed any review thresholds. The Single EIR revised the project scope to include the construction of 160,000 square feet of mixed-use retail and restaurant space. The project required a Sewer System Connection Permit from the DEP. The DEP Southeast Regional Office issued a Sewer Connection Permit for the project on July 1, 2003 for a sewer flow of 18,545 gallons per day.

The project proponent proposes to expand the approved development program by adding $\pm 75,000$ square feet of mixed-use retail and restaurant building space for a total gross building floor area of $\pm 235,000$ square feet. The proposed expansion will generate additional wastewater of approximately 5,330 gallons per day for a total wastewater generation of 24,881 gallons per day. The $\pm 10,000$ square foot outdoor storage/sales area will not generate any wastewater. This new total wastewater usage amount does not meet or exceed any review thresholds. The wastewater usage calculations are based on the DEP State Environmental Code, Title 5, Sewage Flow Design Criteria.

On January 12, 2007, the Massachusetts Department of Environmental Protection (MassDEP) amended its regulations governing sewers to streamline state approval requirements for sanitary sewer connections and extensions. Sewer Connection Permits are no longer required for discharges up to 50,000 gallons per day as long as there is no industrial wastewater discharge. However, projects with discharges between 15,000 and 50,000 gallons per day are required to file a one-time certification statement with MassDEP within 60 days after the connection starts to be used. The project proponent will file the required certification statement upon completion of construction.

Drainage and Stormwater Management

The drainage and stormwater management system has been constructed and completed in accordance with the design submitted in the Single EIR and with the permits and approvals obtained from the City of Taunton Conservation Commission and Development Impact Review Board. The design and construction is in accordance with the DEP Stormwater Management Policy that was in effect in 2003 at the time of the work. The proposed expansion of the project involves expansion of building area only and not parking areas or project limits. The additional $\pm 75,000$ square feet of commercial space proposed is within the limits of the currently built development and it does not require any change to the current project limits, grading limits or to

the stormwater management system. The new building area will replace areas currently approved and proposed as paved parking areas. The 75,000 square foot building expansion and the ±10,000 square foot outdoor storage/sales area are proposed within the original building, parking and access drive areas within the original project limits. The 75,000 square feet of the expansion is gross building floor area housed within a combination of single level and two level building space thereby allowing it to fit within the originally planned building and parking area. Any originally proposed landscaped area/islands within this building expansion area will be maintained around the new building area so there is no increase in impervious area. The increase in the building footprint area is accommodated within the existing impervious area by a reduction in the parking provided. Originally proposed paved parking areas and associated parking area stormwater runoff will be replaced by building area and roof runoff.

The proposed building expansion results in no negative changes/impacts to land, wetlands or stormwater management.

Local Process

City of Taunton Site Plan Review

The site is located in the Business District and the project as proposed with the expansion will comply with the bulk and dimensional requirements of the Taunton Zoning Regulations. The proposed amount of parking which has been reduced from that included in the Single EIR will still comply with the minimum requirements of the Taunton Zoning Regulations.

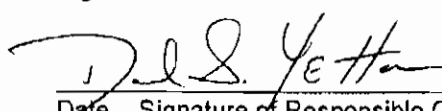
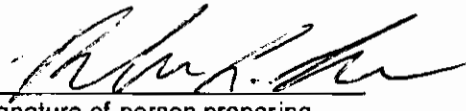
The project expansion will require Site Plan Review approval from the Taunton Development Impact Review Board.

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously -reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures:

	<u>1/14/09</u>	
Date	Signature of Responsible Officer or Proponent	Date
		Signature of person preparing NPC (if different from above)

<u>David S. Yetton</u>	<u>Rebecca L. Brown, P.E.</u>
Name (print or type)	Name (print or type)
<u>KGI Properties, LLC</u>	<u>Greenman-Pedersen, Inc.</u>
Firm/Agency	Firm/Agency
<u>10 Memorial Boulevard, Suite 901</u>	<u>61 Spit Brook Road, Suite 110</u>
Street	Street
<u>Providence, RI 02903</u>	<u>Nashua, NH 03060</u>
Municipality/State/Zip	Municipality/State/Zip
<u>(401) 273-8600</u>	<u>(603) 891-2213</u>
Phone	Phone