

<p><i>For Office Use Only</i> Executive Office of Environmental Affairs MEPA Analyst: <i>Holly Johnson</i> Phone: 617-626-<i>1023</i></p>

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: Stoneham Crossing Self-Storage Facility		EOEA #: 13836	
Street: 225 Fallon Road			
Municipality: Stoneham		Watershed: Boston Harbor (Mystic)	
Universal Transverse Mercator Coordinates: 19 3333 83E 46966 37N		Latitude: 42° 24' 15"N Longitude: 71° 01' 29"E	
Status of project construction: 0 %complete			
Proponent: 225 Fallon Road Realty, LLC (c/o The Richmond Company, Inc.)			
Street: 23 Concord Street			
Municipality: Wilmington		State: MA	Zip Code: 01887
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Corinne Snowdon			
Firm/Agency: Epsilon Associates, Inc.		Street: 3 Clock Tower Place, Suite 250	
Municipality: Maynard		State: MA	Zip Code: 01754
Phone: 978-897-7100		Fax: 978-897-0099	E-mail: csnowdon@epsilonassociates.com

In 25 words or less, what is the project change? The project change involves . . .
The prior proposal was a 135,000 square foot (sf) retail home improvement store and a 12,000 sf office building. The current proposal is for an 87,000 sf five story self-storage facility on the 1.25 acre southeastern portion of the property. Development plans for the remainder of the site, where the home improvement center was previously proposed, are to be determined.
See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: 7/10/06

Was an EIR required? Yes No; if yes,
was a Draft EIR filed? Yes (Date: 8/15/07) No
was a Final EIR filed? Yes (Date:) No
was a Single EIR filed? Yes (Date:) 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. The only agency action required is an Indirect Access Permit from MassHighway.

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))
 Yes No; if yes, attach justification.

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 Total Site/Lot B ¹	Net Change Lot B Only	Currently Proposed Lot B Only
LAND			
Total site acreage	16.2/ 1.25	0	1.25
Acres of land altered	4.4/ 1.25	-0.2	1.1
Acres of impervious area	9.03/ 0.7	+0.1	0.8
Square feet of bordering vegetated wetlands alteration	2,389/ 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	144,972/ 12,000	+75,000	87,000
Number of housing units	0	0	0
Maximum height (in feet)	45/ 39 ft	+26 ft	65 ft
TRANSPORTATION			
Vehicle trips per day	4,270/ 260	-40	220
Parking spaces	485/ 36	-17	19 (includes 4 loading docks)
WATER/WASTEWATER			
Gallons/day (GPD) of water use	9,328/ 1,350 ²	-1,270	80 ²
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	7,774/ 1,125	-1,058	67
Length of water/sewer mains (in miles)	3,776 lf ³	-3,311	465

¹ Lot B is the site of the proposed self-storage facility (and was the site previously proposed office building).

² Water use estimate provided in EENF did not include irrigation. Current estimates for landscape irrigation on Lot B is approximately 500 gpd.

³ Replacement and looping of existing water main from intersection of Park Street and Fallon Road to intersection of first site drive. Replacement of gravity sewer on site.

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).

Description of the Project Previously Reviewed

The previous project, as reviewed in the August 2007 DEIR, consisted of the construction of a 135,000 sf retail home improvement store and a 12,000 sf multi-tenant office building on a 16 acre site located on the north side of Fallon Road at Interstate 93 Exit 35. The existing vacant 70,000 sf commercial office complex, the former corporate headquarters of the A.W. Chesterson Company, would be demolished. The development required the alteration of about 2,390 sf of Bordering Vegetated Wetlands (BVW); to offset this impact the creation of approximately 10,630 sf of new BVW was proposed. A landscaped berm was proposed to separate the project site from adjacent residential uses. Water main and sewer main improvements were proposed to facilitate water and wastewater flows. The project was estimated to generate an additional 3,260 new average weekday traffic trips. It was understood that the project would require extensive traffic mitigation measures to accommodate the proposed increases to traffic to be generated by site redevelopment.

Description of Material Changes to the Project

Due to changes in market conditions, the proponent is not proceeding with the previously envisioned development program. The development on the 15 acre site is yet undetermined, however, the proponent is proceeding with the development of a self-storage facility on a 1.25 acre portion of the site. In the project previously reviewed, a 15,000 gsf office building was proposed on this portion of

the site (plus an additional 0.2 acres).

The proponent has subdivided the 16-acre parcel into two separate lots, each having frontage on Fallon Road, referred to as Lot A and Lot B (see Figure 2-1 in the attached Project Narrative). Lot A, the A.W. Chesterton building and associated parking, is to remain as is at this time and is not made part of this Project, as noted above. The self-storage facility is proposed and fully contained solely within Lot B.

The proposed facility will be contained within an approximately 87,000 sf, five-story building, with associated access drive, parking, loading and utilities. The building's footprint will be approximately 17,350 square feet. The Project's traffic impacts are expected to be minimal, with fewer than 40 new vehicle trips generated in the peak hour and 220 average daily trips. Since traffic associated with the project will be insignificant, the previously proposed transportation improvements are not included in this Project. State permits and actions for the self-storage facility are limited to a MassHighway Indirect Access Permit, since the project site abuts the state highway layout. Local permits include site plan approval, a special permit, and an Order of Conditions under the Stoneham Wetland Protection By-Law for construction within 100 feet of a delineated locally-jurisdictional wetland resource area.

Once plans for the remaining 15 acres of the property are known, the proponent anticipates filing a second Notice of Project Change. It is anticipated that MEPA review of the entire project, including the self-storage facility, will take place at that time.

Alternatives

The proponent evaluated three other site plans for the self-storage facility. These alternatives each involve a larger footprint and overall square footage than the proposed project and have different access, parking and loading layouts. The alternatives self-storage facility layouts are described and illustrated in Section 3.0 of the attached Project Narrative. An additional alternative is the previously proposed office building, which has been proven to be impracticable in the current economy; as shown in the table above, that alternative had greater traffic, water demand and wastewater generation impacts than the proposed self-storage facility.

Significance of Proposed Changes

A discussion of the factors considered in determining whether a change in a Project might significantly increase environmental consequences, per 310 CMR 11.10(6), follows.

(a) Expansion of the Project. A change in a Project is ordinarily insignificant if it results solely in an increase in square footage, linear footage, height, depth or other relevant measures of the physical dimensions of the Project of less than 10% over estimates previously reviewed, provided the increase does not meet or exceed any review thresholds.

The physical dimensions of the building proposed on Lot B have increased. However, due to the specific use of the building as a self-storage facility, there is no commensurate increase in impacts associated with, for example, traffic generation, parking, and water and wastewater needs. In fact, these impacts are all less than the original proposal, some by a substantial margin. Table 2-1 in the

attached narrative provides a side-by-side comparison of the former (office use) and current (self-storage use) proposals for Lot B of the project site.

(b) Generation of further impacts, including an increase in release or emission of pollutants or contaminants during or after completion of the Project. A change in a Project is ordinarily insignificant if it results solely in an increase in impacts of less than 25% of the level specified in any review threshold, provided that cumulative impacts of the Project do not meet or exceed any review thresholds that were not previously met or exceeded.

As identified in the table above, a comparison of uses proposed on Lot B shows that there has been a reduction of impacts – in land alteration, trip generation, water demand, and wastewater generation – because of the change of use on this portion of the site from an office building to a self-storage facility.

Cumulative impacts of the project will be examined when the development plan for the remaining 15 acres of the property is known. This assessment will include both the self-storage facility proposed in this NPC and any development proposed on the remainder of the property.

(c) Change in expected date for Commencement of the Project, Commencement of Construction, completion date for the Project, or schedule of work on the Project.

The expected date of commencement of construction and completion of construction, as previously reviewed, were Fall 2006 and Spring 2008, respectively. Due to changes in market conditions, the proponent was unable to go forward with the project development as previously proposed, resulting in delays in the construction schedule. The expected commencement of construction for the self-storage facility is December 2008, with an anticipated ten month construction period and an occupancy date of October 2009.

The schedule for the development of the remainder of the property is not known at this time.

(d) Change of the Project site.

The project site has not changed.

(e) New application for a Permit or New request for Financial Assistance or a Land Transfer.

There is no new application for a permit, request for financial assistance or land transfer associated with the proposed self-storage facility. The only state permit required is a MassHighway Indirect Access Permit for construction on land abutting the state highway layout.

(f) For a Project with net benefits to environmental quality and resources or public health, any change that prevents or materially delays realization of such benefits.

Mitigation measures proposed with the project previously reviewed were associated with impacts resulting from that project. For example, transportation improvements were proposed due to the increased volume of traffic on local and adjacent regional roadways. Since the self-storage facility will not have these impacts, these measures are not proposed at this time.

When the development program for the remainder of the project is known, such measures will be discussed and fully evaluated.

(g) For a Project involving a lapse of time, changes in the ambient environment or information concerning the ambient environment.

This NPC is not filed due to a lapse of time.

Mitigation Measures

A summary of mitigation measures is provided below.



Subject Matter	Impact	Mitigation	Schedule
Traffic and Transportation	No impact – generation of approximately 220 vehicle trips per day will have negligible impact. Existing site drive will require minor improvement to meet current safety standards. (See Appendix 2)	Relocation of the existing easternmost site driveway approximately 200 linear feet to the west, to achieve greater physical separation and provide for better line of sight clearance between the terminus of the Exit 35 off-ramp from I-93 and the site driveway, and the physical improvement of the existing easternmost site driveway to meet industry standard design criteria for two-way traffic (i.e., 24 foot minimum paved surface width)	During construction
Air Quality	None	None	N/A
Wetlands	No direct impacts. Construction within 100-foot buffer zone of a locally-regulated wetland.	Development of stormwater management plan and operations and maintenance plan to prevent untreated stormwater from reaching wetland resource areas (see Appendix 3, Stormwater Report).	Prior to occupancy
Stormwater	0.4 net new acres of impervious area	The proposed stormwater management system will significantly improve the quality of the stormwater runoff (see Appendix 3)	During construction and occupancy
Wastewater	Generation of 67 gallons per day of wastewater	None	N/A
Water Supply	Consumption of 80 gallons per day of water	None	N/A
Construction	Temporary impacts on traffic, air quality, erosion control, noise and vibration, dust.	Maintenance of a comprehensive Stormwater Pollution Prevention Plan (see Appendix 3). Requiring contractor compliance with air quality, noise, vibration, dust and construction traffic requirements.	During construction

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project See Appendix 1
2. Plan showing most recent previously-reviewed proposed build condition See Figure 2-2
3. Plan showing currently proposed build condition See Figure 2-3
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 See Figure 1-1
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7) See Appendix 4

Signatures:

		10/15/08	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

<u>David J. Armanetti</u>	<u>Laura Rome</u>
Name (print or type)	Name (print or type)

<u>The Richmond Company, Inc.</u>	<u>Epsilon Associates, Inc.</u>
As Development Manager	Firm/Agency
<u>On Behalf of 225 Fallon Road Realty LLC</u>	
Firm/Agency	

<u>23 Concord Street</u>	<u>3 Clock Tower Place, Suite 250</u>
Street	Street

<u>Wilmington, MA 01887</u>	<u>Maynard, MA 01754</u>
Municipality/State/Zip	Municipality/State/Zip

<u>978-988-3900</u>	<u>978-897-7100</u>
Phone	Phone