

MEPA Analyst: Deirdre Buckley

Phone: 617-626- 1044

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: Westborough Office Park		EOEA #: 4396
Street: West Park Drive		
Municipality: Westborough	Watershed: Concord & Sudbury	
Universal Transverse Mercator Coordinates:	Latitude: 42°-17'-15.2" N Longitude: 71°-34'-19.2" W	
Status of project construction:	0	%complete
Proponent: West Park 800 LLC, et al		
Street: 116 Flanders Road		
Municipality: Westborough	State: MA	Zip Code: 01581
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Patrick Healy, P.E.		
Firm/Agency: Thompson-Liston Associates, Inc.	Street: 51 Main Street, P O Box 570	
Municipality: Boylston	State: MA	Zip Code: 01505
Phone: 508-869-6151	Fax: 508-869-6842	E-mail: patrick.healy@tlainc.net

In 25 words or less, what is the project change? The project change involves . . .
 Increasing the build-out of the Park by 327,000 s.f. of Office/R&D space on existing lots.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: 4/23/82

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date: 8/13/1982) No
 was a Final EIR filed? Yes (Date: 1/14/1983) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s): 8/15/2000) 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:

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Are you requesting that a Scope in a previously issued Certificate be rescinded?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	Net Change	Currently Proposed
LAND			
Total site acreage	154	0	154
Acres of land altered	105	0	105
Acres of impervious area	61.6*	0	61.6*
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	1,403,643	327,000	1,730,643
Number of housing units	0	0	0
Maximum height (in feet)	60	0	60
TRANSPORTATION			
Vehicle trips per day	10,616	1,762	12,378
Parking spaces	4,913	1,145	6,058
WATER/WASTEWATER			
Gallons/day (GPD) of water use	151,256	24,525	175,781
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	151,256	24,525	175,781
Length of water/sewer mains (in miles)		0	

*Assumes maximum impervious area of 40% allowed by the Westborough Zoning Bylaw.

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).

As previously reviewed in the 2000 NPC, the Westborough Office Park included a total of 1,478,643 square feet of Office/R&D space, alteration of 105 acres of land, and the creation of 61 acres of impervious area. This Project Change proposes a 227,000 s.f. expansion of the gross floor area in the park to 1,730,643 s.f., which falls within that allowed by the current local Zoning Bylaw. Additional structured parking will provide a significant number of the required off-street parking spaces.

Under this proposal, the altered land area and net impervious area will not be increased, and a resulting environmental benefit is that the reduction of surface parking area will reduce contact between precipitation and potentially contaminated parking surfaces.

Wetland resource areas have been avoided, historical and archaeological interests have been addressed previously, and adequate water and sewerage capacity exists to serve the expansion.

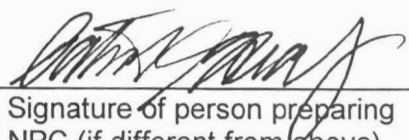
MassHighway has been consulted to determine how best to mitigate the direct effects of the additional traffic that results from the Project Change, and the Proponent has committed to mitigate these effects as described in the accompanying Traffic Impact Assessment.

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:

10/12/06		10/12/06	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

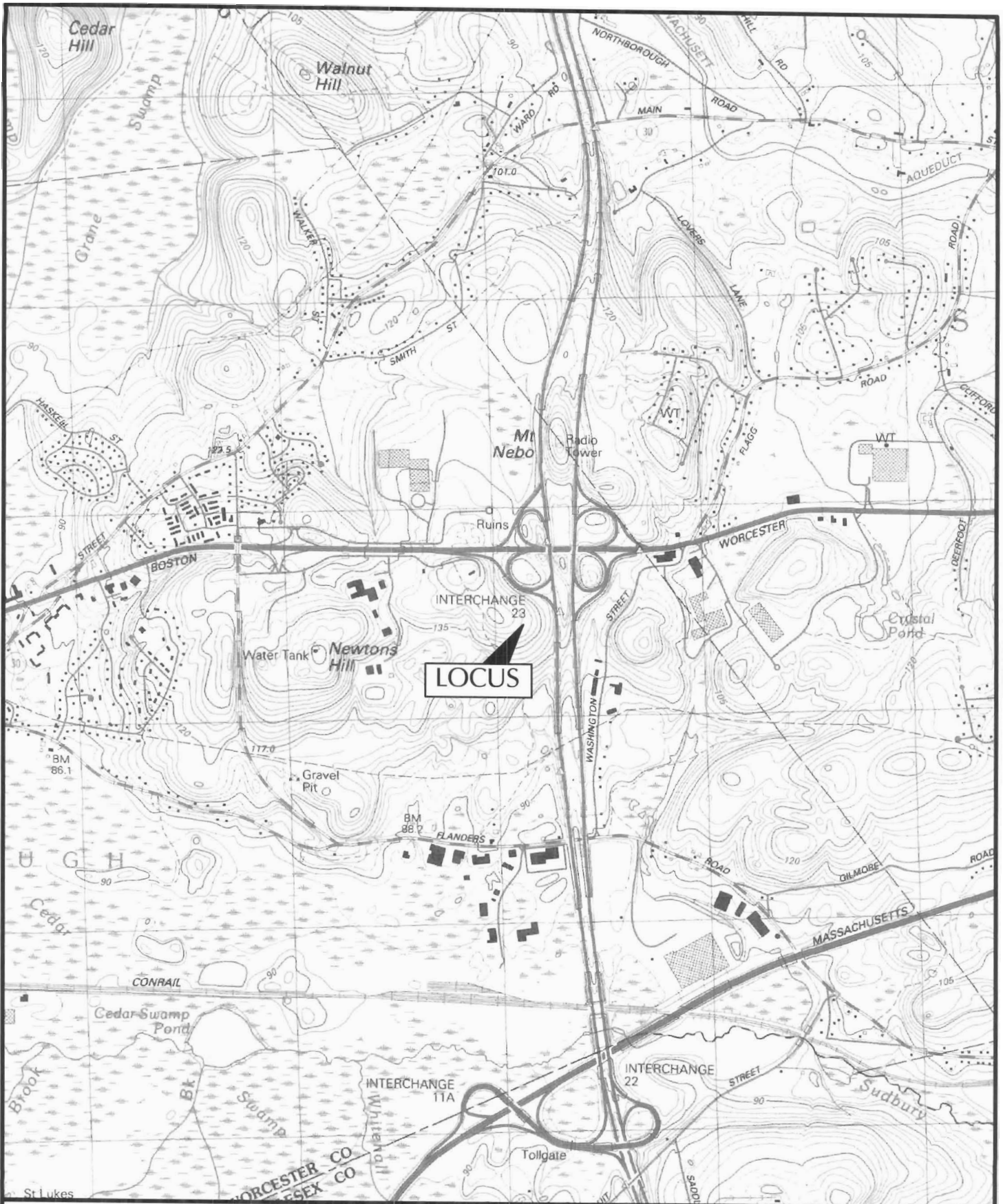
Marc Verreault	Patrick Healy, P.E.
Name (print or type)	Name (print or type)

West Park 800 LLC West Park 1200 LLC West Park 1300 LLC West Park 1400 LLC West Park 2100 LLC West Park 2300 LLC Firm/Agency	Thompson-Liston Associates, Inc. Firm/Agency
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116 Flander Road, Suite 2000 Street	51 Main Street P O Box 570 Street
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Westborough, MA 01581 Municipality/State/Zip	Boylston, MA 01505 Municipality/State/Zip
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508-898-3800 Phone	508-869-6151 Phone
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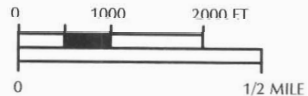


**THOMPSON-LISTON
ASSOCIATES, INC.**

Professional Engineers Professional Land Surveyors
51 Main Street, Post Office Box 570
Boylston, Massachusetts 01505-0570
Telephone (508) 869-6151 FAX (508) 869-6542

LOCUS MAP FROM USGS MAP

**WESTBOROUGH OFFICE PARK
WESTBOROUGH, MA**



SOURCE: 1:25,000 MARLBOROUGH QUAD (MASSGIS)