

MEPA Analyst: *Deirdre Buckley*

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# 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: <b>Stoughton Technology Center</b>		EOEA #: <b>47</b>	
Street: <b>Technology Center Drive</b>			
Municipality: <b>Stoughton</b>		Watershed: <b>Boston Harbor</b>	
Universal Transverse Mercator Coordinates: x: <b>670, 719</b> y: <b>4,669, 145</b>		Latitude: <b>42° 9' 21"</b> Longitude: <b>71° 3' 59"</b>	
Status of project construction: _____ %complete			
Proponent: <b>Villas at MetroSouth, LLC</b>			
Street: <b>800 Technology Center Drive</b>			
Municipality: <b>Stoughton</b>		State: <b>MA</b>	Zip Code: <b>02072</b>
Name of Contact Person From Whom Copies of this NPC May Be Obtained: <b>Lori Shattuck</b>			
Firm/Agency: <b>Vanasse &amp; Associates</b>		Street: <b>10 N.E. Business Ctr. Dr. Suite 314</b>	
Municipality: <b>Andover</b>		State: <b>MA</b>	Zip Code: <b>01810</b>
Phone: <b>978-474-8800</b>	Fax: <b>978-688-6508</b>	E-mail: <b>lashattuck@rdva.com</b>	

In 25 words or less, what is the project change? The project change involves . . .  
**the construction of 240 apartment units on Lot 400, within the Stoughton Technology Center. The site was previously approved for office/R&D use.**

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: **July 1973**

Was an EIR required?  Yes  No; if yes,  
was a Draft EIR filed?  Yes (Date: **4/17/74, 11/2/90**)  No  
was a Final EIR filed?  Yes (Date: **8/6/74, 12/30/92**)  No  
was a Single EIR filed?  Yes (Date: \_\_\_\_\_)  No

Have other NPCs been filed?  Yes (Date(s): **5/17/85, 12/21/89, 3/14/90, 3/13/91, 7/9/97, 4/24/03, 4/23/04**)  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.

**See attached Traffic Impact and Access Study.**

Are you requesting that a Scope in a previously issued Certificate be rescinded?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 <sup>1</sup>	Previously reviewed	Net Change	Currently Proposed
<b>LAND</b>			
Total site acreage	13.1	0	13.1
Acres of land altered	8.6	+0.5	9.1
Acres of impervious area	6.9	-0.8	6.1
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
<b>STRUCTURES</b>			
Gross square footage	250,000	-20,000	+230,000
Number of housing units	0	240	240
Maximum height (in feet)	60	0	60
<b>TRANSPORTATION</b>			
Vehicle trips per day	2,338	-746	1,592
Parking spaces	875	-441	434
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	18,750	+18,210	36,960
GPD water withdrawal	18,750	+18,210	36,960
GPD wastewater generation/ treatment	18,750	+18,210	36,960
Length of water/sewer mains (in miles)	0.17/0.06	+0.22/+0.09	0.39/0.15

Does the project change involve any new or modified:

<sup>1</sup>Pertains to the proposed project site only, Lot 400, which is currently undeveloped. The "previously reviewed" is based on an approved use and feasible development size for Lot 400, a 250,000 sf office/R&D building (166,000 sf of office space and 84,000 sf of R&D space).

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).

**The Stoughton Technology Center, as most recently reviewed, includes the approval of a 300,000 square foot (sf) Reebok Warehouse distribution facility, a 10,000 sf Reebok outlet store, a 120,000 sf BJ's Wholesale Club, a 150-room Marriott hotel, a 90,000 sf Kohl's department store, a 7,500 sf restaurant, a 7,100 sf restaurant, a 28,000 sf furniture store, 54,900 sf of retail space, 257,500 sf of office space, and 456,500 sf of research and development (R&D). At this time, all of the approved uses are constructed with the exception of 166,300 sf of office space and 379,300 sf of R&D space, totaling 545,600 sf.**

**The proposed project entails the construction of 240 apartment units on Lot 400. Access to the project site will be provided via one full access driveway that will intersect the east side of Technology Center Drive, opposite the southern driveway to Building 100. Parking will be provided for 434 vehicles.**

**It is not likely that the 545,600 sf of remaining approved office/R&D space will be built due to the amount of developable land remaining within the center. It is estimated that a 250,000 sf office/R&D building (166,300 sf of office space and 83,700 sf of R&D space) can feasibly be constructed on Lot 400. Therefore, this project change compares the proposed 240-unit residential development to a 250,000 sf office/R&D building.**

The proposed project change does not significantly increase environmental consequences. The proposed residential project is expected to generate 746 vehicle trips less than the approved office/R&D use on an average weekday, and 220 and 167 vehicle trips less during the weekday morning and weekday evening peak hours, respectively. A complete Traffic Impact and Access Study (TIAS) was conducted to determine the impact associated with the proposed residential development (see Attachment 6). It was found that the addition of project traffic generated by the residential development is not anticipated to significantly impact the study area intersections. Analysis at the study area intersections shows there will be minimal change in delay due to trips generated by the proposed project and in fact the proposed use generates less traffic than the prior approved office/R&D use.


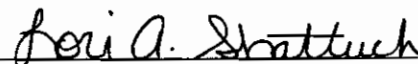
A three-stage mitigation program was implemented based on the weekday evening peak-hour trip-generation of the Stoughton Technology Center. Stage 1 mitigation included improvements to the Route 139 and Page Street intersection, the Route 139 and Technology Center Drive intersection, the Route 139 at Patten Drive intersection, and the Route 28 at High Street intersection, as well as a traffic monitoring program. Stage 1 mitigation has been completed. Stage 2 mitigation includes further improvements to the Route 139 and Technology Center Drive intersection and a traffic monitoring program. The stage 2 mitigation was triggered by the recent development, Shoppes at Stoughton Common, and is currently under design. The Stage 2 mitigation is expected to be complete within the next year. Stage 3 mitigation includes improvements at the Route 24 and Route 139 interchange and further improvements at the Route 139, Technology Center Drive and Kay Way intersection. With the development of Lot 400, no further development is anticipated within the Stoughton Technology Center. Based on the existing uses and the proposed residential development, Stage 3 mitigation will not be triggered. Therefore, no modifications to the existing Section 61 Finding are proposed or required.

**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)
6. Traffic Impact and Access Study

Signatures:

11-14-06		11/15/06	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

Joseph Lynch	Lori A. Shattuck
Name (print or type)	Name (print or type)
Villas at MetroSouth, LLC	Vanasse & Associates, Inc.
Firm/Agency	Firm/Agency
800 Technology Center Drive	10 N.E. Business Center Drive Suite 314
Street	Street
Stoughton, MA 02072	Andover, MA 01810
Municipality/State/Zip	Municipality/State/Zip
781-344-5656	978-474-8800
Phone	Phone