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November 3, 2017

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

PROJECT NAME : Westford Technology Park West
PROJECT MUNICIPALITY : Westford
PROJECT WATERSHED : Concord
EEA NUMBER : 12319 & 12969
PROJECT PROPONENT : The Gutierrez Company
DATE NOTICED IN MONITOR : N/A

Pursuant to the Massachusetts Environmental Policy Act (MEPA; M.G.L. c. 30, ss. 61-62I) and Section 11.10(6) of the MEPA regulations (301 CMR 11.00), I hereby determine that this project change is insignificant and does not require a Supplemental Environmental Impact Report (EIR).

Project Change

The project change consists of changes in programming and a reduction in the size of the project site. The project site was decreased from 91 acres to 52 acres through sale of the southern parcel (Nardone sand and gravel parcel). Approximately 625,000 sf of office and commercial uses, proposed in 2 buildings, will be replaced with three buildings containing 240 residential units. The residential project is proposed pursuant to MGL Chapter 40B. The smaller site and change in programming will reduce environmental impacts compared to the project presented during prior MEPA review.

The NPC includes the previously reviewed site plan, the proposed site plan and plans that illustrate changes in land alteration and work within the buffer zone to wetlands. It includes a description of prior project review, construction to date, proposed changes and identifies changes in environmental impacts.

Original Project

The original project consisted of a 725,000 sf office park on a 70-acre site proposed in phases. It included 7 office buildings, 3,447 parking spaces and associated infrastructure including access drives and drainage. The Environmental Notification Form (ENF) submitted in 2000 proposed 250,000 sf of office space (referred to as Phase 1) (EEA# 12319). A subsequent ENF (EEA# 12969) proposed an additional 725,000-sf of office space (Phase 2) and was subject to EIR review. A Certificate on the Final EIR was issued on July 16, 2004 allowing the project to proceed to permitting. Phase 1 was constructed and occupied.

An Advisory Opinion was issued on January 12, 2012 to address a request for a 100,000-sf expansion of one of the buildings constructed in Phase 1. The Advisory Opinion indicated that shifting 100,000 sf of proposed development from Phase 1 to Phase 2 would not increase environmental impacts and would not require further MEPA review in the form of a NPC. It also indicated that, although Phase 2 had not been constructed, the Proponent had continued to take major steps in a continuous sequence to advance Phase 2 including completion of traffic mitigation measures in 2009. Subsequent to the completion of the building expansion, the Nardone Sand and Gravel parcel was sold reducing the project site to 52 acres.

Jurisdiction and Permitting

The original project was subject to review pursuant to 301 CMR 11.03(1)(a)(2), (6)(a)(6) and (6)(a)(7) of the MEPA regulations because it required State Agency Actions and would create more than 10 acres of impervious area, generate 3,000 or more average daily trips (adt) on roadways providing access to a single location and would construct more than 1,000 parking spaces. It required a Vehicular Access Permit from the Massachusetts Department of Transportation (MassDOT) and a Groundwater Discharge Permit from the Massachusetts Department of Environmental Protection (MassDEP). Two groundwater discharge permits were issued by MassDEP authorizing 18,750 gpd for Phase 1 and 54,375 gpd for Phase 2.

The project change does not meet or exceed any review thresholds that were not previously identified. It will require an amendment to the Vehicular Access Permit and to the Groundwater Discharge Permit. The project change does not broaden MEPA jurisdiction compared to the original project.

The proposed residential project was subject to local review by the Town of Westford which included opportunities for public review and comment. A Comprehensive Permit was issued by the Westford Zoning Board of Appeals in August 2017.

Environmental Impacts and Mitigation

Environmental impacts identified with the original project included: 61 acres of land alteration, creation of 37.5 acres of impervious area, generation of 7,600 adt, and 73,125 gallons per day (gpd) of water use and wastewater generation. The NPC indicates that, as currently proposed, the project will reduce all impacts compared to the prior review. Land alteration will be reduced by 25.9 acres to 35.1 acres; new impervious area will be reduced by 15 acres to 22.5 acres; trip generation will be reduced by 2,602 adt to 4,998 adt; and, water use and wastewater will be reduced by 9,485 gpd to 63,640 gpd. In addition, work within the buffer zone to wetlands has been reduced and parking will be reduced from 3,447 spaces to 1,725 spaces.

Measures to avoid, minimize and mitigate impacts include changes to the proposed groundwater discharge system, implementation of a TDM program, traffic monitoring and installation of a stormwater management system. Roadway improvements intended to address traffic impacts associated with Full Build of the development were constructed and include, but are not limited to:

- Widening of Littleton Road to a four-lane roadway and construction of a sidewalk along the northerly edge of the roadway;
- Installation of traffic signals and reconstruction of the intersection of Littleton Road with Concord Road West, Concord Road East, 310 Littleton Road/Deli Driveway and Powers Road.
- Installation of a traffic signal and reconstruction of the Concord Road/Powers Road intersection including realignment of intersection approaches;
- Installation of cedar split rail fencing, rubble stone walls and landscaping features between Little Town Road/Concord Road West and Littleton Road/Concord Road East; and
- Funding for and participation in the CrossTown Connect Transportation Management Association to promote alternative modes of transportation.

Conclusion

Based on the information presented in the NPC, including a review of project development, proposed changes and associated impacts, I find that the proposed project change is insignificant in accordance with the MEPA regulations at 301 CMR 11.10(6). The project change will not expand the project or increase environmental impacts. It will require amendments to Permits but it does not require any Permits that were not previously identified. Based on the foregoing, I hereby determine that no further MEPA review is required for the project change. I expect State Agencies will modify Section 61 Findings, as appropriate, during permitting of the proposed changes.

The NPC does not identify whether the Nardone Sand and Gravel parcel will be redeveloped. As presented in the NPC, that parcel of land is no longer part of the project. For the purpose of MEPA review, that parcel is separate from the Westford Technology Park West project. If subsequent development of the parcel requires an Agency Action and exceeds a

review threshold such that the project is subject to MEPA review, it would be reviewed as a New project and not as a project change to Westford Technology Park West.

The Proponent and State Agencies should forward copies of the revised Section 61 Findings to the MEPA Office for publication in accordance with 301 CMR 11.12.



November 3, 2017
Date

Matthew A. Beaton

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