

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs ■ MEPA Office

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Executive Office of Environmental Affairs

MEPA Analyst:

Phone: 617-626-

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)).

EEA #14564		
Project Name: Victory Drive Solar (formerly Community Green)		
Street Address: 9 Victory Drive / 0 Kiah's Way		
Municipality: Sandwich	Watershed: Cape Cod	
Universal Transverse Mercator Coordinates:	Latitude: 41°43'3.66"N Longitude: 70°28'42.83"W	
Estimated commencement date: 2021/22	Estimated completion date: 2022/23	
Project Type: Solar	Status of project design: 75%complete	
Proponent: LSE Ophiuchus, LLC		
Street Address: 40 Tower Lane, Suite 201		
Municipality: Avon	State: CT	Zip Code: 06001
Name of Contact Person: Brian Madden		
Firm/Agency: LEC Environmental	Street Address: 12 Resnik Road, Suite 1	
Municipality: Plymouth	State: MA	Zip Code: 02360
Phone: 508-746-9491	Fax: 508-746-9492	E-mail: bmadden@lecenvironmental.com
<p>With this Notice of Project Change, are you requesting:</p> <p>a Single EIR? (see 301 CMR 11.06(8)) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Special Review Procedure? (see 301CMR 11.09) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Waiver of mandatory EIR? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Phase I Waiver? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)? Rare Species 301 CMR 11.03(2)(b)2.</p> <p>Which State Agency Permits will the project require? Amendment to the MESA Conservation and Management Permit</p> <p>Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres: N/A</p>		

PROJECT INFORMATION

In 25 words or less, what is the project change? **The project change involves replacing the housing and agricultural development on the 46± acre site with a ground-mounted solar photovoltaic system with battery storage and ancillary improvements.**

See full project change description beginning on page 3.

Date of publication of availability of the ENF in the Environmental Monitor: (Date: **3/24/2010**)

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:) ☐ 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.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: **Amendment to the MESA Conservation and Management Permit**

Are you requesting a finding that this project change is insignificant? 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. A change in a Project is also 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. (see 301 CMR 11.10(6))
☒ **Yes** ☐ **No; if yes, provide an explanation of this request in the Project Change Description below.**

FOR PROJECTS SUBJECT TO AN EIR

If the project requires the submission of an EIR, are you requesting that a Scope in a previously issued Certificate be rescinded?
☐ **Yes** ☐ **No; if yes, provide an explanation of this request**_____.

If the project requires the submission of an EIR, are you requesting a change to a Scope in a previously issued Certificate?
☐ **Yes** ☐ **No; if yes, provide an explanation of this request**_____.

SUMMARY OF PROJECT CHANGE PARAMETERS AND IMPACTS

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	46	0	46
Acres of land altered	15.6	-0.1	15.5
Acres of impervious area	3.6	-3.57	0.03
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	49,129	-49,129	0
Number of housing units	62	-62	0
Maximum height (in feet)	Unknown	N/A	N/A
TRANSPORTATION			
Vehicle trips per day	778	-778	≤1
Parking spaces	161	-161	0
WATER/WASTEWATER			
Gallons/day (GPD) of water use	11,715	N/A	0
GPD water withdrawal		N/A	0
GPD wastewater generation/ treatment	19,600	N/A	0
Length of water/sewer mains (in miles)	0.86	N/A	0

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 Rare Species? ☒Yes ☐No

4. demolition of all or part of 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

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:

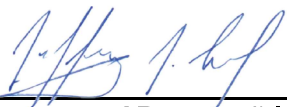

- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) if applicable, the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the 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 draft of the modified Section 61 Finding (or it will be required in a Supplemental EIR).

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:

06/28/21		6/30/2021	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

Jeffrey J. Macel
Name (print or type)

Brian T. Madden
Name (print or type)

LSE Ophiuchus, LLC
Firm/Agency

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Firm/Agency

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