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April 14, 2006

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

PROJECT NAME : MEDITECH Computer Science Building (formerly Kerr
Mill Property Redevelopment)
PROJECT MUNICIPALITY : Fall River
PROJECT WATERSHED : Buzzards Bay
EOEA NUMBER : 12101
PROJECT PROPONENT : MEDITECH Medical Information Technology, Inc.
DATE NOTICED IN MONITOR : N/A

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this project change is insignificant and does not require the preparation of an Environmental Impact Report.

As originally described in the Environmental Notification Form (ENF), the project involved the development of a university-related research park with 200,000 square feet of gross floor area, 612 parking spaces, development of a public linear park, and provision of infrastructure necessary to support the development. The project site is located near the intersection of Martine Street (Route 6) and Brayton Avenue Extension, on the north shore of South Watuppa Pond and originally contained 33.4 acres. Prior to a 1988 fire, the site supported over 1,000,000 square feet of industrial and commercial space.

According to the NPC, the project change entails the minor shift of the building layout of one of the already proposed buildings, parking garage and site access. The total site acreage will increase from the originally proposed 33.4 acres to 37.0 acres and the acres of land altered will increase from 20.7 acres to 22.8 acres. The project will continue to generate approximately 2,963 new vehicle trips per day at full build-out as originally proposed in the ENF. However, the number of parking spaces will increase from 612 parking spaces to 795 spaces. All traffic will

ingress and egress onto local roads (Route 6 is not a state highway in the project area). The City of Fall River has completed improvements in the project area that were designed to provide capacity for a major redevelopment at the project site. Therefore, despite the relatively high traffic generation associated with the project, the traffic impacts should prove minimal.

The project will create about 5 acres of new impervious surfaces, which is a decrease of 0.5 acres from what was originally proposed in the ENF. Although this is still a large amount of impervious, prior to the 1988 fire, most of the site was impervious. The redevelopment of this "brownfields" site is consistent with the intent of the MEPA regulations and with Executive Order 385 (Planning for Growth). The project will result in the creation of a public park and significant vegetative buffer along the water's edge. The proponent can finalize the details of the wetlands and stormwater/drainage mitigation during the local and state permitting processes.

Therefore, I find that the proposed project change is insignificant, in accordance with the Massachusetts Environmental Policy Act (MEPA) regulations at 310 CMR 11.10(6), and that no further review of the project under MEPA is required. The proponent can resolve any remaining issues during the state and local permitting processes.

April 14, 2006

Date


Stephen R. Pritchard

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