



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Deval L. Patrick
GOVERNOR

Timothy P. Murray
LIEUTENANT GOVERNOR

Ian A. Bowles
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1181
<http://www.mass.gov/envir>

June 5, 2009

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Centech Park East
PROJECT MUNICIPALITY : Shrewsbury
PROJECT WATERSHED : Assabet
EEA NUMBER : 14416
PROJECT PROPONENT : Worcester Business Development Corporation
DATE NOTICED IN MONITOR : May 6, 2009

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

As described in the Environmental Notification Form (ENF), the project consists of the development of a new subdivision roadway to provide access to four lots on an 85 acre parcel of land. Access to these proposed buildings is gained by the proposed subdivision road named Fortune Boulevard that will intersect with the existing Centech Boulevard. The proposed Fortune Boulevard crosses over a Bordering Vegetated Wetland (BVW) near its intersection with Centech Boulevard. The proposed sewer system for the four proposed buildings will transmit effluent to the Town of Grafton's sewer system. The water for the proposed site is obtained from the Grafton Water District's water system from an existing main at the southerly side of the lot.

Estimated environmental impacts associated with the project include 25.0 acres of land alteration, 9.6 acres of new impervious area, 4,260 square feet (sf) of BVW alteration, and an

adverse effect on a Historic Place as listed in the State and National Registers of Historic Places. The project, as currently proposed, would require the transfer of 65 acres from the Division of Capital Asset Management (DCAM). DCAM was authorized by the Legislature to convey the lands described above to the Proponent pursuant to Chapter 463 of the Acts of 1990.

Jurisdiction

The project is undergoing review pursuant to Sections 11.03(1)(b)(1), 11.03(1)(b)(2), and 11.03(10)(b)(1) of the MEPA regulations as the project will require State agency action and result in: the direct alteration of 25 or more acres of land, the creation of five or more acres of impervious area, and the demolition of all or any exterior part of any Historic Structure listed in or located in any Historic District listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth. The project requires a real estate transfer from DCAM. The project will also require an Order of Conditions from the Shrewsbury Conservation Commission, or in the case of an appeal, a Superseding Order of Conditions from the Massachusetts Department of Environmental Protection (MassDEP). The project will require a Section 106 review under the National Historic Preservation Act that will be coordinated with the Massachusetts Historical Commission (MHC). The project will also need to comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. Because the project involves a Land Transfer from a state agency, MEPA jurisdiction over the project is broad and extends to all aspects of the project that may cause Damage to the Environment as defined in the MEPA regulations.

Land Alteration

The project includes 25.0 acres of land alteration and the creation of 9.6 acres of new impervious area. In an effort to reduce land alteration and impervious area impacts, I encourage the Proponent to pursue design opportunities such as Low Impact Development (LID) stormwater techniques to limit project's potential impacts, and to continue to explore ways to pull development areas away from sensitive environmental resource areas.

Historic and Archaeological Resources

The project is within the Grafton State Hospital historic district, and also includes the Grafton State Hospital Reservoir Site, listed in the State and National Registers of Historic Places. The Massachusetts Historical Commission (MHC) has stated that the Ice Pond Complex and the Green Street culvert on the project site meets the Criteria of Eligibility for listing in the National Register as contributing elements of the Grafton State Hospital historic district. The project area also includes four ancient period Native American archaeological sites: Green Hill Findspots 1, 2, and 3 and the Green Hill Boulder Shelter Site. MHC has stated in its comment letter that Findspot 3 and Green Hill Boulder Shelter Site may meet the Criteria of Eligibility, and that Findspots 1 and 2 do not meet the Criteria of Eligibility. MHC has stated that the project will have an adverse effect on the Grafton State Hospital Reservoir Site, and that the project could also adversely affect the Green Street culvert. MHC has recommended that the Proponent place a Preservation Restriction on a portion of the site to assist in the preservation of historic and archaeological resources. MHC has also provided detailed comments about what

additional information the Proponent must provide to assist the coordinating federal agency in order to apply the Criteria of Adverse Effect (36 CFR 800.5) and to resolve adverse effects (36 CFR 800.6), and also to assist MHC in making a Determination of Effect (950 CMR 71.07 (2)(b)). These issues will need to be addressed during MHC's review of the project under Section 106 under the National Historic Preservation Act.

The Proponent should coordinate with MHC to develop a Memorandum of Agreement (MOA) that will demonstrate how the Proponent will avoid, minimize and mitigate the adverse effects to these historic and archaeological resources. The Proponent should forward a copy of the MOA to the MEPA office.

Wetlands

The project requires an Order of Conditions from the Shrewsbury Conservation Commission. The Proponent should demonstrate that the General Performance Standards (as defined at 310 CMR 10.04) for jurisdictional Resource Areas have been met and that the project complies with MassDEP's Stormwater Management regulations. The proposed Fortune Boulevard crosses over a Bordering Vegetated Wetland (BVW) near its intersection with Centech Boulevard impacting 4,260 sf of BVW. I remind the Proponent that wetland replication areas should be planned and constructed in accordance with MassDEP's guidelines.

Wastewater

It is estimated in the ENF that the total wastewater flows will be 13,700 gallons per day (gpd) of wastewater flow at full build-out of 380,000 square feet (sf) of office space. However, using the design flows specified in 314 CMR 7.15, 75 gpd/1,000 square feet required for office buildings, the calculated flow (28,500 gpd) is higher than specified in the ENF (13,700 gpd). The Proponent should consult with MassDEP to reconcile this discrepancy and other issues concerning wastewater disposal that were raised in the MassDEP comment letter.

The Proponent states in the ENF that a sewer permit is not needed. However, if the sewers will be publicly owned and are over 1,000 feet in length, then a sewer permit would be needed from MassDEP. The Proponent should provide MassDEP with additional information so that it may determine whether a permit is required. The site is proposed to connect to the Grafton sewer system which has limited capacity at a major pump station that pumps 80% of the flow to the Grafton Wastewater Treatment Facility (WWTF). This site will connect to the sewers upstream of the pump station. As a result, MassDEP has indicated that the Proponent may need to contribute to either Inflow and Infiltration (I/I) removal from the sewers upstream of the pump station or help fund upgrading the pump station.

Water Supply

The project will require 50,000 gpd of water use. However, this amount is significantly higher than the projected wastewater generation for the project. I advise the Proponent to consult with MassDEP and work closely with Grafton Water District to make sure the water infrastructure meets the requirements of Grafton Water District.

Construction Period

I encourage the Proponent to consider participation in the MassDEP Diesel Retrofit Program to mitigate the construction period impacts of diesel emissions. MassDEP staff is available to assist in the implementation of construction period diesel emission mitigation, which could include the installation of after-engine emission controls such as diesel oxidation catalysts (DOCs) or diesel particulate filters (DPFs). Additionally, I strongly encourage that construction equipment operate on Ultra low sulfur diesel (ULSD) fuel, which will be required for off-road engines in 2010.

Based on the information in the ENF and after consultation with relevant public agencies, I find that no further MEPA review is required at this time. Any remaining issues can be resolved in the State permitting and review processes. The project may proceed to permitting, and DCAM may proceed with the proposed Land Transfer.

June 5, 2009

Date


Ian A. Bowles

Comments received:

05/13/2009 Central Massachusetts Regional Planning Commission
05/19/2009 Massachusetts Department of Environmental Protection – CERO
05/21/2009 Massachusetts Historical Commission

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