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August 15, 2008

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

PROJECT NAME :BCL Premier Sports Bridgewater  
PROJECT MUNICIPALITY :Bridgewater  
PROJECT WATERSHED :Taunton  
EOEA NUMBER :14256  
PROJECT PROPONENT :LIG Development Company, LLC  
DATE NOTICED IN MONITOR :June 11, 2008

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.03 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 involves the construction of a 267,800 square foot (sf) recreational sports complex that includes an indoor sports building with restaurant facilities (236,600 sf), a sports equipment retail/warehouse building (31,200 sf), two outdoor synthetic turf soccer fields, one outdoor synthetic turf baseball field, one outdoor synthetic turf softball field, approximately 531 total surface parking spaces, and stormwater management infrastructure and utilities on a 49.7-acre parcel located on Elm Street. The project site is located within the Hockomock Area of Critical Environmental Concern (Hockomock ACEC) in Bridgewater. The project's estimated potable water supply demand and wastewater flows (approximately 6,100 gallons per day (gpd)) will be served by the Town of Bridgewater's municipal water supply and sewer systems, respectively. The proposed main site access will be located on Elm Street.

The project is undergoing review pursuant to Sections 11.03 (11)(b) and (3)(a)(2) of the MEPA regulations, because it is located within a designated Area of Critical Environmental Concern (ACEC), and will result in an alteration of wetlands resource areas requiring a Variance from the Massachusetts Department of Environmental protection (MassDEP) in accordance with the Wetlands Protection Act. The project will require a Section 401 Water Quality Certificate from MassDEP. The project will require an Order of Conditions from the Bridgewater Conservation Commission (and hence Superseding Order(s) from MassDEP if any local Orders are appealed). The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site of over one acre. The project will also. The project abuts Route 24 and will also require an Indirect Access Permit from MassHighway.

The proponent is not seeking financial assistance from the Commonwealth for the project. MEPA jurisdiction therefore extends to those aspects of the project that are within the subject matter of required or potentially required state permits and that have the potential to produce significant damage to the environment. In this case, MEPA jurisdiction extends to issues of land alteration, wetlands, water quality, and traffic.

### Wetlands

The project site contains an extensive system of wetland resource areas located in the central and southern portions of the project site. As currently designed, the project includes the construction of four free-spanning wetland crossings to accommodate the project's internal vehicular and pedestrian circulation systems. According to the Proponent, the proposed spanned crossings will not result in alterations to bordering vegetated wetlands (BVW).

The Proponent originally proposed to fill approximately 3,700 sf of bordering vegetated wetlands (BVW) and alter the 100-foot wetland buffer zone to accommodate the layout and construction of the indoor sports building and gravel access road. This proposed BVW alteration required a Variance under the Wetlands Protection Act (WPA). Subsequent to the MEPA site visit held for this project on June 27, 2008, the Proponent consulted with the Town of Bridgewater and MassDEP and subsequently revised the project design to avoid the need for any filing of wetland resource areas. As currently designed, the project will not result in the filing of BVW resources. The project will result in the alteration of approximately three acres of the 100-foot wetland buffer zone to accommodate site grading and roadway construction, new buildings, and stormwater management infrastructure. The proposed four free-spanning wetlands crossings will create shading impacts to approximately 6,500 sf of BVW. The Proponent has proposed to construct approximately 12,700 sf of on-site wetlands replication to be located adjacent to existing BVW located in the central portion of the project site.

### Water

The project's water supply needs and wastewater flows (approximately 6,100 gallons per day (gpd)) will be served by the Town of Bridgewater. The Proponent should consult with MassDEP to ensure that the final project design meets the Commonwealth's water conservation standards. The Proponent should consider implementing a proposed Irrigation Management Plan (IMP) to further reduce the project's irrigation water demand. An IMP could involve the use of: amended soils and compost; the planting of native and drought-tolerant species of trees, shrubs, and turf grasses; an automated water efficient irrigation system; and a water management protocol for drought conditions. I encourage the Proponent to incorporate water conservation and water use efficiency into the project design to optimize and comply with the March 1989 State Plumbing Code. The Proponent should commit to employing efficient residential water conservation technologies for the project including water saving devices, low flow toilets, and low flow appliances (dishwashers, washing machines) for all new construction.

### Stormwater

According to the information provided in the ENF and supplemental information submitted to the MEPA Office in response to comments made at the MEPA site visit, the Proponent's stormwater management plan incorporates both structural and non-structural best management practices (BMPs) consistent with MassDEP's Stormwater Management Act regulations and the Wetlands Protection Act performance standards. The stormwater management plan incorporates the use of drainage swales, periodic road sweeping, deep sump hooded catch basins, and two on-site stormwater detention basins to manage the project's stormwater flows for eventual discharge to BVW resource areas abutting the project site's eastern boundary.

I encourage the proponent to evaluate sustainable design alternatives such as Low Impact Development (LID) techniques in site design and stormwater management plans. LID techniques incorporate stormwater best management practices (BMPs) and can reduce impacts to land and water resources by conserving natural systems and hydrologic functions. The primary tools of LID are landscaping features and naturally vegetated areas, which encourage detention, infiltration and filtration of stormwater on-site. Other tools include water conservation and use of pervious surfaces. LID can also protect natural resources by incorporating wetlands, stream buffers and mature forests as project design features. For more information on LID, visit <http://www.mass.gov/envir/lid/>. Other LID resources include the national LID manual (Low Impact Development Design Strategies: An Integrated Design Approach), which can be found on the EPA website at: <http://www.epa.gov/owow/nps/lid/>.

Traffic

As described in the ENF, the project will generate approximately 1,150 new vehicles trips per day on an average weekday. The project requires an Indirect Access Permit from MassHighway because it abuts Route 24. In their comments, MassHighway has indicated that the project will have minimal impact of the state highway system.

Construction Period

The proponent should continue to consult with the Town of Bridgewater and MassDEP to identify opportunities to avoid and/or minimize construction-period impacts, including temporary impacts to wetlands and re-grading during construction.

Based on the information provided by the proponent and consultation with relevant public agencies, I conclude that no further MEPA review is required. The review of the ENF has served adequately to disclose potential impacts and mitigation, and to demonstrate that project impacts do not warrant the preparation of an Environmental Impact Report. The proponent can resolve any remaining issues in the permitting process.

August 15, 2008

Date

  
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Ian A. Bowles, Secretary

## Comments received:

07/28/08 Executive Office of Transportation and Public Works (EOTPW) –  
MassHighway  
07/29/08 Old Colony Planning Council  
07/29/08 Department of Conservation and Recreation (DCR)  
08/08/08 Department of Environmental Protection (MassDEP) - SERO

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