



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

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August 16, 2006

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CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS
ON THE
FINAL ENVIRONMENTAL IMPACT REPORT

PROJECT NAME : Westboro Village
PROJECT MUNICIPALITY : Gleason Street – Westborough
PROJECT WATERSHED : Assabet River
EOEA NUMBER : 13656
PROJECT PROPONENT : Westboro Village, LLC
DATE NOTICED IN MONITOR : July 10, 2006

The Secretary of Environmental Affairs determines that the Final Environmental Impact Report (FEIR) submitted for the above project **adequately and properly complies** with the Massachusetts Environmental Policy Act (G. L., c. 30, ss. 61-62H) and with its implementing regulations (301 CMR 11.00). Because this project is located within an Assabet River Consortium community, the proponent must submit a Notice of Project Change/Phase I Waiver Request for the Assabet River Consortium Comprehensive Wastewater Management Plan (EOEA #12348) to allow Westboro Village to be connected to the Westborough wastewater system.

The proposed project entails the construction of a 522,000 square foot (sf) mixed use development consisting of 350 residential condominium units (including 70-units of affordable housing), 5,000 sf of retail space, and 10,000 sf of office space. The project is a transit-oriented development within a 0.5 mile of the Westborough Commuter Rail Station, and the proponent is proposing a sidewalk connecting to the station. The proponent proposes to donate an approximately 24-acre parcel located off of West Main Street as open space to the Town of Westborough. The proponent has designed the project to comply with Massachusetts General Law Chapter 40R, The Smart Growth Zoning and Housing Production Act, and the Town of Westborough has implemented an overlay zoning district. The project site contains about 35.2 acres and is an active gravel mining area.

This project requires a mandatory EIR. The project will require a Sewer Connection/ Extension Permit and a Water System Distribution Modification Permit from the Department of Environmental Protection (DEP). It must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site.

The proponent is proposing to locate the main site driveway on Gleason Street and a secondary access road onto the Town Well Access Drive. The commercial building will have access from Gleason Street. Using the Institute of Traffic Engineers (ITE) Handbook Land-Use Code 230, 710, and 820, the project is estimated to generate approximately 2,317 new weekday vehicle trips. The project will contain 788 parking spaces.

The proposed project will be connected to the existing municipal water and sewer service. It will consume approximately 122,000 new gallons per day (gpd) of water, 94,960 gpd from municipal water and 27,040 gpd from irrigation wells. The project and the adjacent undeveloped 8-acre Ward parcel will generate approximately 97,000 new gpd of wastewater.

Summary of Mitigation:

In the FEIR, the proponent committed to implement the following mitigation measures:

- Widen and straighten out Gleason Street along the proponent's site frontage, signalize the Otis/Fischer Streets intersection, change the intersection alignment at Gleason/Fischer Streets, construct Fisher Street improvements, and construct sidewalks and bicycle paths; approximately \$285,000.
- Design, permit, and install a 12-inch force main across the Assabet River from the existing Otis Street Wastewater Pump Station (WWPS) to the interceptor and onto the Westborough Wastewater Treatment Facility and provide design modifications required at the Otis Street WWPS; approximately \$225,000.
- Provide energy efficient appliances; approximately \$673,750.
Prepare and implement a Stormwater Pollution Prevention Plan both during and after construction, provide a stormwater management plan that includes Best Management Practices, and install stormwater treatment units and rooftop run-off infiltration units; approximately \$316,000.
- Install low-flow plumbing fixtures and toilets, water aerators, and an irrigation well; approximately \$225,500.
- Control construction dust by periodically wetting and/or applying calcium chloride; approximately \$10,000.
- Agreed to pursue an easement for a future groundwater discharge on a future Town open space parcel within the same Zone II Aquifer and reduce and/or eliminate the need for irrigation wells on the project site.

My earlier Certificate on the DEIR (dated June 2, 2006) stated that no major issues remained that warranted the preparation of a separate FEIR. The DEIR and the supplemental

material (June 28, and July 5, 2006), which have been submitted on the above project, have addressed the substantive issues. The supplemental material included a response to comments on the DEIR, and the Proposed Section 61 Findings for DEP will be provided with the application for DEP permits.

I commend the proponent for its efforts to cooperate with DEP to resolve the issues raised during the review. With the mitigation package finalized, I find the FEIR adequate.

August 16, 2006
DATE


Robert W. Golledge, Jr.

Cc: Paul Anderson, DEP/CERO

Comments received:

Waterman Design Associates, 6/28/06
Waterman Design Associates, 7/5/06
Waterman Design Associates, 8/7/06
DEP/CERO, 8/9/06

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