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November 9, 2006

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

PROJECT NAME : Brightview at Danvers (formerly reviewed as 100 Endicott Street Parking Improvements Project)
PROJECT MUNICIPALITY : Danvers
PROJECT WATERSHED : North Shore Coastal
EOEA NUMBER : 13198
PROJECT PROPONENT : Brightview Danvers, LLC
DATE NOTICED IN MONITOR : September 11, 2006

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 determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

Background/Project History:

Reviewed by MEPA in March 2004, the project originally involved the renovation and reuse of Osram Sylvania Corporation's existing 300,000 square feet (sf) office/light manufacturing building by Nordic Properties to accommodate approximately 300,000 sf of commercial office space, rehabilitation of an existing driveway and parking area and the construction of approximately 438 new additional surface parking spaces. The commercial office space reuse project was located on a 49-acre portion (Lot 1) of a 59-acre parcel of property located on Endicott Street and east of the Route 128/Endicott Street interchange in Danvers. The proposed additional parking spaces were required to bring the project into conformance with the design standards of the Town of Danvers Zoning Bylaw that requires parking ratio of four parking spaces per 1,000 sf of office space. The original property owner, Osram Sylvania Corporation, retained ownership of the 10-acre Lot 2 development parcel abutting the northeastern corner of the project site and Endicott Street.

The Certificate on the ENF required that a Notice of Project Change (NPC) be filed with the MEPA Office for any development proposal that may be proposed for Lot 2 prior to March 2009 to discuss both the full impacts of the proposed 100 Endicott Street reuse and expansion project, as well as the potential cumulative infrastructure impacts and site planning issues arising out of the full build-out (allowable as-of-right under current local zoning) of the Lot 2 development parcel.

Notice of Project Change

As presented in this Notice of Project Change (NPC) submittal, the proposed project change involves the construction of a 160-unit assisted living facility (Brightview) with 137 new surface parking spaces and related utilities and stormwater management infrastructure on the 10-acre Lot 2 development parcel located on Endicott Street and abutting Lot 1 in Danvers. The Brightview project's potable water supply needs and wastewater flows (24,000 gallons per day (gpd)) will be served by the Town of Danvers' municipal water supply and sewer systems respectively. The assisted living facility project will require a 401 Water Quality Certification from DEP, and an Order of Conditions from the Danvers Conservation Commission (and hence a Superseding Order from MassDEP if the local Order is appealed). The project will also require a revised state highway access permit from the Massachusetts Highway Department (MassHighway). The project must comply with the National Pollution Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site of over five acres from the U.S. Environmental Protection Agency. The project, as currently proposed, will result in the additional alteration of approximately 6.72 acres of land area, the creation of approximately 3.25 acres of new impervious surface area and the alteration of approximately 1,842 sf of wetlands resource area.

The proposed project change is also undergoing review pursuant to section 11.03 (6)(b)(15) of the MEPA regulations because the project involves the construction of 300 or more new parking spaces at a single location (402 spaces total). I note the Brightview project proponent has set aside a parking reserve area along the project site's southern boundary that could accommodate an additional 20 surface parking spaces. The proponent for the Brightview assisted living facility project is not seeking state financial assistance for the proposed project. MEPA jurisdiction therefore is limited to those aspects of the project within the subject matter of any required or potentially required state permits that have the potential to produce significant damage to the environment (wetlands, water quality, and traffic).

According to the information provided in the NPC submittal and summarized below, the cumulative impacts associated with the proposed assisted living facility project on Lot 2 and the previously reviewed commercial office space project on Lot 1 do not exceed any MEPA review thresholds requiring the mandatory preparation of an Environmental Impact Report (EIR).

Cumulative Impacts Summary - 100 Endicott Street, Danvers, Massachusetts

Impact Category	Nordic Properties *	Brightview - NPC	TOTALS
Parcel size (ac)	49	10	59
Alteration (ac)	0	6.72	6.72
Impervious (ac)	1.84	3.25	5.09
Wetlands (sf)	0	0	0
Wetlands Buffer (sf)	11,140	1,842	12,982
Riverfront (sf)			0
Rare Species	N/A	N/A	N/A
Historic/Archaeological Resources	N/A	N/A	N/A
Development (sf)	300,000 (No Change)	160,000	160,000
Surface Parking spaces	438	137	575
Vehicle Trips	(No Change)	402	402
Potable Water Supply (gpd)	(No Change)	24,000	24,000
Wastewater Flow (gpd)	(No Change)	24,000	24,000

* The project originally proposed by Nordic Properties (February 2004) involved the reconfiguration/reuse of an existing office building and the construction of additional surface parking areas and stormwater management infrastructure.

Wetlands

As described by the proponent, the proposed project will not impact any bordering vegetated wetlands (BVW) located within the project site or associated with the Waters River that may be located to the south of the proposed project site.

Construction activities including excavation and grading, installation of stormwater and utilities infrastructure, and erosion and sedimentation control will be located within the wetland buffer zone and will result in the alteration of approximately 14,402 sf of buffer zone to wetlands resource areas abutting the southern boundary of the project site.

Stormwater

The proposed project also involves the construction of stormwater Best Management Practices (BMPs) to provide treatment for stormwater runoff from new impervious surface areas including hooded deep sump catch basins and Vortech units. A separate infiltration system is proposed to capture and infiltrate roof run-off. I encourage the proponent to work with DEP and the Town of Danvers to incorporate additional BMPs, including the use of such LID measures as permeable surface parking materials and landscaped bioretention areas, to significantly reduce the total amount of impervious area and stormwater runoff from the proposed project.

Traffic

Using the Institute of Traffic Engineers Trip Generation Land Use Codes 253 and 254 for Congregate Care Facility and Assisted Living, respectively, the project is estimated to generate approximately 402 new vehicle trips per day (vtd). Access to the project site will be provided from Endicott Street via a shared site drive (Driveway 1) located at the intersection of Endicott Street and Hutchinson Drive.

Based on a review of the information provided by the proponent and after consultation with the relevant public agencies, I find that the potential impacts of the proposed project do not warrant the preparation of an EIR. Issues related to drainage and stormwater management and traffic can be addressed during the permitting and environmental review process.

November 9, 2006
DATE


Robert W. Golledge, Jr., Secretary

Comments received:

- 10/02/06 Massachusetts Department of Environmental Protection – NERO
- 10/02/06 Massachusetts Highway Department (MHD)

EOEA #13198 NPC Brightview at Danvers/100 Endicott Street Parking Improvements
RWG/NCZ/ncz