



*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>

November 26, 2007

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

PROJECT NAME : Pride Park (formerly Belchertown Office Park)  
 PROJECT MUNICIPALITY : Belchertown  
 PROJECT WATERSHED : Connecticut  
 EOEA NUMBER : 12635  
 PROJECT PROPONENT : **Pride Limited Partnership**  
 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.

The project was the subject of previous review under MEPA in 1999. The Final Environmental Impact Reports (EIR) was found to be adequate in a Certificates issued by the Secretary of Environmental Affairs on May 29, 2003. As originally proposed, the project entailed the construction of 241,597 square feet (sf) mixed use project (including a 64,000 sf supermarket, 111,150 sf of other retail space, and 66,400 sf of office space) on a 43.66-acre site at the intersection of Routes 21 and 202. The project required and was granted a State highway Access Permit from the Massachusetts Highway Department (MassHighway) and A Sewer Extension/Connection Permit from the Department of Environmental Protection (MassDEP). A portion of the project was constructed in 2003 and is now occupied – a 15,413 sf building containing a bank, Fitness center, and general and medical office space, and 53 parking spaces and part of the overall stormwater management system for the site. Additionally, a 12-inch water main and a two-inch sanitary force main and a four-inch force main were extended to the project site.

As described in the Notice of Project Change (NPC), the project now entails the construction of a 27,911 sf building that will house the Eastern Hampshire District Court (currently under construction), a 19,000 sf tractor supply building, and a 15,000 sf lumber store, in addition to the existing building described above, for a total proposed floor area of 87,321 sf. The currently proposed project proposes a new site access point on Route 21 (Turkey Hill Road) and an additional extension to the two-inch force main, thereby requiring revised permits from MassHighway and MassDEP. The project no longer requires the previously proposed signalization of Routes 21 and 202 because projected traffic generation will be significantly reduced.

Based on the information presented in the NPC, the environmental impacts associated with the currently proposed project have all been significantly reduced from the previously reviewed project. Projected Land alteration and new impervious surfaces have been reduced by 5.32 and 7.87 acres, respectively. Projected traffic generation will be significantly reduced from 17,035 to 2,913 new vehicle trips on an average weekday. The proposed number of parking spaces has been reduced from 1,335 to 393. Projected water use and wastewater generation will be reduced by 7,509 gallons per day (gpd) from 11,833 to 4,324 gpd. Only the proposed length of new water and sewer mains will increase slightly, by 0.22 and 0.19 miles respectively for a total of 0.92 miles on new water mains and 0.77 miles of new sewer mains.

Based on the information contained in the NPC, I find that the proposed project change is insignificant, in accordance with the MEPA regulations at 310 CMR 11.10(6). Therefore, no further MEPA review is required at this time. However, I note that the NPC acknowledges that additional development could occur on the remainder of the site in the future. If additional development is proposed, the submission of an additional NPC will be required.

December 3, 2007

Date



Ian A. Bowles

Comments received:

None

IAB/RB/rb