

For Office Use Only
Executive Office of Environmental Affairs
 MEPA Analyst: *Nick ZAVULAS*
 Phone: 617-626-1030

NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: <i>J. C. Madigan, Inc. Truck Equipment Sales & Service Facility</i>		EOEA #: 14228	
Street: <i>460 Old Union Turnpike (a.k.a. Leominster-Harvard Road) (Lot 6)</i>			
Municipality: <i>Lancaster</i>		Watershed: <i>Nashua</i>	
Universal Transverse Mercator Coordinates: <i>Zone 19 277,743 E 4,710,568 N</i>		Latitude: <i>42°-30'-56" N</i>	
		Longitude: <i>71°-42'-20" E</i>	
Status of project construction: <i>30 %complete</i>			
Proponent: <i>M. B. Realty Corporation</i>			
Street: <i>P. O. Box 745</i>			
Municipality: <i>Harvard</i>		State: <i>MA</i>	Zip Code: <i>01451-0745</i>
Name of Contact Person From Whom Copies of this NPC May Be Obtained: <i>Stephen Mullaney</i>			
Firm/Agency: <i>S. J. Mullaney Engineering, Inc.</i>		Street: <i>P. O. Box 752</i>	
Municipality: <i>Leominster</i>		State: <i>MA</i>	Zip Code: <i>01453-0752</i>
Phone: <i>978 534-3131 x10</i>	Fax: <i>978 534-3197</i>	E-mail: <i>smullaney@sjmullaney.com</i>	

In 25 words or less, what is the project change? The project change involves . . .
Lot 6 compliance with FEIR Certificate requirement that a NPC be filed for any future development proposal for M. B. Realty Corp.'s 75-acre parcel.
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: *4/23/2008*

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date: *7/9/2008*) No
 was a Final EIR filed? Yes (Date: *9/10/2008*) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s):) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.

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MEPA

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed: *None*

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts - Lot 6	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	66.01	0	66.01
Acres of land altered	23.54	0	23.54
Acres of impervious area	6.95	0	6.95
Square feet of bordering vegetated wetlands alteration	2,265	0	2,265
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
STRUCTURES <i>mezzanine storage not previously reported</i>			
Gross square footage	76,200 footprint	16,800 ↙	93,000
Number of housing units	0	0	0
Maximum height (in feet)			
TRANSPORTATION			
Vehicle trips per day	402	0	402
Parking spaces	267	↗ 55	322
WATER/WASTEWATER <i>within previously reported paved area</i>			
Gallons/day (GPD) of water use	1,995	0	1,995
GPD water withdrawal	1,995	0	1,995
GPD wastewater generation/ treatment	1,995	0	1,995
Length of water/sewer mains (in miles)	<i>not previously reported</i>	0	0.37 water

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No

2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No

3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No

4. impact on any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No

5. impact upon an Area of Critical Environmental Concern? Yes No
If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

(a) a brief description of the project as most recently reviewed

(b) a description of material changes to the project as previously reviewed,

(c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

(d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

See Attachment 6.

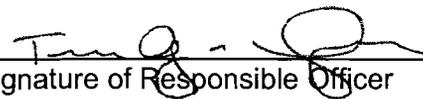
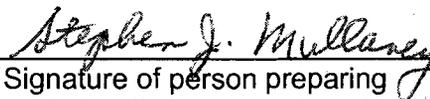
ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project - *Final EIR Certificate dated 10/17/2008*
2. Plan showing most recent previously-reviewed proposed build condition - *Plan 24-D-7 issued 6/27/2008*
3. Plan showing currently proposed build condition * *See below.*
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries - *Plan 24-A-13 issued 4/15/2009*
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

- * - *Plan 24-D-7 - Revision 1 dated 4/16/2009*
- *Plan 24-D-4 - Revision 1 dated 8/16/2007*
- *Plan 24-D-8 - Revision 1 dated 2/6/2009*

Signatures:

4-24-09		4/24/09	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

Timothy M. Madigan,
Treasurer, Secretary & Director

Stephen J. Mullaney, P.E.

Name (print or type)

Name (print or type)

M. B. Realty Corporation

S. J. Mullaney Engineering, Inc.

Firm/Agency

Firm/Agency

P. O. Box 745

P. O. Box 752

Street

Street

Harvard, MA 01451-0745

Leominster, MA 01453-0752

Municipality/State/Zip

Municipality/State/Zip

978 772-2067

978 534-3131 x10

Phone

Phone

Attachments (continued)

6. *Project Change Description dated 4/22/2009*
7. *Lancaster Planning Board Special Permit dated 8/27/2007*
8. *Lancaster Conservation Commission Order of Conditions dated 9/11/2007*
9. *Lancaster Planning Board Site Plan Approval granted 12/22/2008*
10. *Lancaster Planning Board Stormwater Permit granted 12/22/2008*
11. *Lancaster Board of Health Sewage Disposal Works Construction Permit dated 1/8/2009*
12. *Preconstruction Plan 24-D-10 issued 4/22/2009*