

For Office Use Only Executive Office of Environmental Affairs MEPA Analyst: <i>Aisling Eglinton</i> Phone: 617-626-1024
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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: Redevelopment of Fort Devens		EOEA #: 9116	
Street: various			
Municipality: Ayer, Harvard, Lancaster, Shirley		Watershed: Nashua	
Universal Transverse Mercator Coordinates: Zone (19) 284500, 4712320		Latitude: 42°31'59.64" Longitude: 71°27'26.57"	
Status of project construction: 75-80 %complete			
Proponent: Massachusetts Development Finance Agency			
Street: 160 Federal Street			
Municipality: Boston		State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Corinne Snowden			
Firm/Agency: Epsilon Associates, Inc.		Street: 3 Clock Tower Place	
Municipality: Maynard		State: MA	Zip Code: 01754
Phone: 978-897-7100	Fax: 978-897-0099	E-mail: csnowdon@epsilonassociates.com	

In 25 words or less, what is the project change? The project change involves . . . revision of the Project's 1995 Section 61 Findings, a methodology to make development at Devens consistent with EEA's Greenhouse Gas Emissions Policy and Protocol, and review of changes to impervious area.

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: 7/8/1992

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date: 10/31/1994) No
 was a Final EIR filed? Yes (Date: 7/31/1995) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s): see below) No
 5/9/1997 (biosolids facility, not built); 10/7/1997; 12/10/1997; 5/25/1999 (wastewater treatment);
 6/24/2000 (Lot 8 Jackson Technology Park); 9/23/2000 (Southern Container); 11/24/2001 (Ayer
 May 2001

force main); 2/23/2005 (recycling facility); 10/4/2006 (Bristol-Myers Squibb request for advisory opinion); 7/11/2007 (wastewater treatment facility).

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

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	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	4,140 (DEIR)	0	4,140
Acres of land altered	2,920 (1995 S. 61)	0	2,920
Acres of impervious area	984 (1994 EIS)	0	984
Square feet of bordering vegetated wetlands alteration	Nominal	0	Nominal
Square feet of other wetland alteration	Nominal	0	Nominal
Acres of non-water dependent use of tidelands or waterways	n/a	0	n/a
STRUCTURES			
Gross square footage	5,787,000 (1995 S. 61)		No cap
Number of housing units	282 (1995 S. 61)	0	282
Maximum height (in feet)	75 (Zoning)	0	75
TRANSPORTATION			
Vehicle trips per day	50,585 (1995 S. 61)	0	50,585
Parking spaces	n/a	0	n/a
WATER/WASTEWATER			
Gallons/day (GPD) of water use	3.0 mgd (1995 S. 61)	0	3.0 mgd
GPD water withdrawal	3.0 mgd (1995 S. 61)	0	3.0 mgd
GPD wastewater generation/ treatment	4.65 mgd (2007 NPC)	0	4.65 mgd

Length of water/sewer mains (in miles)	145 miles water 65 miles sewer (1994 EIS)	0	145 miles water 65 miles sewer
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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).

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

Devens comprises the former U.S. Army Base named Fort Devens, which operated from approximately 1917 until the early 1990s. The Army's decision to close Fort Devens triggered an extensive planning evaluation to shape the future of the base, including preparation of an Environmental Impact Statement (EIS) under the National Environmental Policy Act, and culminating in the preparation of a Reuse Plan. The Reuse Plan was the subject of extensive prior MEPA review. MassDevelopment's predecessor, the Massachusetts Government Land Bank (Land Bank), submitted an ENF for the redevelopment of Fort Devens, which was noticed in the Environmental Monitor on July 8, 1992. The Land Bank filed a Draft EIR on October 31, 1994, and a Final EIR on July 31, 1995, which also included Section 61 Findings. These documents evaluated the environmental impacts of the implementation of the Base Reuse Plan for Devens. The Secretary issued her Certificate on the Final EIR on September 14, 1995.

The MEPA filings, and the EIS associated with the Army's disposition of Devens to the Land Bank, evaluated a wide variety of environmental impacts based on the Base Reuse Plan. The reviewed project encompassed approximately 4,140 acres, assumed a total development of 5,767,000 s.f. of office and industrial uses, and evaluated average daily traffic of approximately 50,000 trips. The assumption of maximum square footage was based on forecasted types of office and industrial users. Environmental parameters reviewed included traffic, air emissions, water supply, and wastewater.

Subsequent to the FEIR filing, various Notices of Project Change (NPCs) (for certain land uses not contemplated in the Base Reuse Plan) and requests for advisory opinions have been filed from time to time as reuse activities have evolved.

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

This Notice of Project Change has the following three purposes:

- ◆ Update the Section 61 Findings prepared in 1995 following review of the Final Environmental Impact Report. The proposed Section 61 Findings will update the mitigation commitments to reflect the passage of time, modify the review procedures for new stationary sources at Devens otherwise exceeding ENF thresholds, and confirm that the square footage of proposed new industrial and office developments within Devens will no longer be considered a limiting requirement or a threshold for future MEPA filings so long as the aggregate environmental impacts are within those previously studied in the MEPA process. See Attachment A.
- ◆ Consistent with the MEPA Greenhouse Gas (GHG) Emissions Policy and Protocol (the Policy), provide a proposed methodology for addressing and analyzing GHG emissions at Devens, contained within the Revised Draft Section 61 Findings. See Attachment A.
- ◆ In accordance with MEPA's October 26, 2006, response to MassDevelopment/the Bristol-Myers Squibb's Request for Advisory Opinion, provide information about changes in impervious area at Devens. See Attachment B.

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

- (a) The proposed changes do not result in expansion of the previously reviewed buildable area.
- (b) The proposed changes will not allow future development projects to generate traffic, water supply, or wastewater treatment and disposal impacts in excess of those previously reviewed without new MEPA review.
- (c) There is no change to the Project schedule.
- (d) The Project site is not changing.
- (e) New state agency actions are not required.
- (f) The changes will not delay the realization of Project benefits.
- (g) The Project does not involve a lapse of time.

(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).

A proposed modification of the Section 61 Finding is included in Attachment A.

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project. See Attachment C.
2. Plan showing most recent previously-reviewed proposed build condition. See Attachment D.
3. Plan showing currently proposed build condition. See Attachment D.
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. See Attachment E.
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7). See Attachment F.

Signatures:

<p><u>5/11/08</u> <u>Richard C. Montouri</u> Date Signature of Responsible Officer or Proponent</p>	<p><u>5/14/05</u> <u>Laura Rome</u> Date Signature of person preparing NPC (if different from above)</p>
<p><u>Richard Montouri</u> Name (print or type)</p> <p><u>MassDevelopment</u> Firm/Agency</p> <p><u>33 Andrews Parkway</u> Street</p> <p><u>Devens, MA 01434</u> Municipality/State/Zip</p> <p><u>978-784-2933</u> Phone</p>	<p><u>Laura Rome</u> Name (print or type)</p> <p><u>Epsilon Associates, Inc.</u> Firm/Agency</p> <p><u>3 Clock Tower Place, Suite 250</u> Street</p> <p><u>Maynard, MA 01754</u> Municipality/State/Zip</p> <p><u>978-897-7100</u> Phone</p>