

For Office Use Only
Executive Office of Environmental Affairs
 MEPA Analyst: *Deirdre Buckley*
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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: IKEA		EOEA #: 13182	
Street: Stockwell Drive			
Municipality: Stoughton and Avon, MA		Watershed: Weymouth and Weir Rivers	
Universal Transverse Mercator Coordinates: Zone 19: 328999 Easting, 4667213 Northing		Latitude: 042° 08' 18.2" N Longitude: 071° 04' 09.2" W	
Status of project construction: 0 %complete new parking area			
Proponent: IKEA			
Street: 496 West Germantown Pike			
Municipality: Plymouth Meeting		State: PA	Zip Code: 19462
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Jennifer Kochmer			
Firm/Agency: Coler & Colantonio, Inc.		Street: 101 Accord Park Drive	
Municipality: Norwell		State: MA	Zip Code: 02061
Phone: (781) 792-2249	Fax: (781) 982-5490	E-mail: jkochmer@col-col.com	

In 25 words or less, what is the project change? The project change involves:
The creation of 51 spaces by re-striping a portion of the existing parking area, the construction of an overflow parking lot consisting of 249 parking spaces, a retaining wall, landscaping and lighting, and a stormwater management system.
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: **January 7, 2004**

Was an EIR required? **Yes** No; if yes,
 was a Draft EIR filed? Yes (Date:) **No**
 was a Final EIR filed? Yes (Date:) **No**
 was a Single EIR filed? **Yes** (Date: **March 31, 2004**) 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.

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.

The proposed project changes do not meet or exceed any review thresholds. The percent of new impervious area to be created is 11% and according to 301 CMR 11.10 (6) (a) ,“a change in a Project is ordinarily insignificant if it results solely in an increase in square footage...or other relevant measure...of less than 10% over estimates previously reviewed, provided the increase does not meet or exceed any review thresholds.”

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	28.40	3.01	31.41
Acres of land altered	25.35	3.01	28.36
Acres of impervious area	16.80	1.85	18.65
Square feet of bordering vegetated wetlands alteration	28	0	28
Square feet of other wetland alteration	1,675	0	1,675
Acres of non-water dependent use of tidelands or waterways	N/A	N/A	N/A
STRUCTURES			
Gross square footage	366,275	0	366,275
Number of housing units	N/A	0	0
Maximum height (in feet)	47.6	0	47.6
TRANSPORTATION			
Vehicle trips per day	3,435	0	3,435
Parking spaces	1,286	299	1,585
WATER/WASTEWATER			
Gallons/day (GPD) of water use	17,200	0	17,200
GPD water withdrawal	N/A	N/A	N/A
GPD wastewater generation/ treatment	25,800	0	25,800
Length of water/sewer mains (in miles)	1.33	0	1.33

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) The project for which an SEIR certificate was issued included the construction of an IKEA building with associated amenities including stormwater management systems, parking spaces/garage, and utilities.

(b) IKEA proposes the construction of 248 additional parking spaces, requiring the creation of 1.85-acres of new impervious area. In July 2006, 51 parking spaces were created by re-striping an existing parking area.

(c) Access to IKEA will be improved by creating additional parking that will be available during peak demand weekends. The proposed parking areas will better accommodate the needs of the IKEA employees and customers. The proposed project change is in compliance with 301 CMR 11.10 (6) in the following ways:

(a): The increase of parking spaces could be viewed as insignificant increases as the physical dimensions of the project and the increase does not meet or exceed any review thresholds. No changes in traffic generation are proposed. Stormwater runoff will be controlled and mitigated in compliance with the standards set forth by the DEP. Further, no impacts to wetland resources areas and their associated buffer zones are anticipated as a result of the proposed project.

(b): The proposed project includes 299 new parking spots, which is well below the threshold specified for transportation review. Further, the proposed project does not meet or exceed any other threshold set forth by 301 CMR 11.00 MEPA Regulations.

(c): N/A

(d): The project location has not changed; however, a 3.02-acre lot will be acquired to add to the project acreage in order to construct the overflow parking area.

(e): No new state permits are being filed, nor are any requests for financial assistance or land transfers.

(f): N/A

(g): N/A