

MEPA Analyst: *Nick ZAVOLAS*

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>Westboro Village - Assabet River Consortium</i>		EOEA #: <i>12348</i>	
Street: <i>Gleason Street</i>			
Municipality: <i>Westborough</i>		Watershed: <i>Concord Basin - Assabet River</i>	
Universal Tranverse Mercator Coordinates:		Latitude: <i>042° 16' 07"N</i>	
		Longitude: <i>071° 39' 22"W</i>	
Status of project construction: <i>Design & Permitting Phase</i>		<i>60</i> % complete	
Proponent: <i>Westboro Village, LLC</i>			
Street: <i>625 South Street</i>			
Municipality: <i>Shrewsbury</i>		State: <i>MA</i>	Zip Code: <i>01545</i>
Name of Contact Person From Whom Copies of this NPC May Be Obtained: <i>Jeffrey P. Senterman</i>			
Firm/Agency: <i>Waterman Design Associates, Inc.</i>		Street: <i>31 East Main Street</i>	
Municipality: <i>Westborough</i>		State: <i>MA</i>	Zip Code: <i>01581</i>
Phone: <i>508-366-6552</i>	Fax: <i>508-366-6506</i>	E-mail: <i>jps@wdassoc.com</i>	

In 25 words or less, what is the project change? The project change involves . . . *the installation of approximately 283' of 8" gravity sewer main within Gleason Street, terminating at the intersection with Fisher Street, and approximately 2,100' of 12" force main sewer, for a proposed 36-acre Transit Oriented Development (TOD). This Notice of Project Change is the request of the Phase I waiver from EOEA # 12348.*

See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: *November 8, 2000*

Was an EIR required? Yes No; if yes, Phase I & Phase II have been filed.
 was a Draft EIR filed? Yes (Date: *4/18/06*) No
 was a Final EIR filed? Yes (Date: *7/17/06*) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s):) No (*See EOEA #12348-specific to Phase I request*)

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: *This project will involve a DEP Application for Permit for Sewer System Extension or Connection (BRP WP 13 – Major Sewer Extension).*

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))
 Yes No; if yes, attach justification. *See below and attached.*

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	0	± 35.3 ac	± 35.3 ac
Acres of land altered	0	N/A	N/A
Acres of impervious area	0	N/A	N/A
Square feet of bordering vegetated wetlands alteration	0	N/A	N/A
Square feet of other wetland alteration	N/A	N/A	N/A
Acres of non-water dependent use of tidelands or waterways	N/A	N/A	N/A
STRUCTURES			
Gross square footage	0	N/A	N/A
Number of housing units	0	350	350
Maximum height (in feet)	0	N/A	N/A
TRANSPORTATION			
Vehicle trips per day	0	N/A	N/A
Parking spaces	0	N/A	N/A
WATER/WASTEWATER			
Gallons/day (GPD) of water use	0	± 107,000 gpd	± 107,000 gpd
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	0	± 97,000 gpd	± 97,000 gpd
Length of water/sewer mains (in miles)	0	± 0.05 mi	± 0.05 mi

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 *N/A*
- (b) a description of material changes to the project as previously reviewed, *N/A*
- (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and

The proposed project is in the design phase. Both the Draft and Final EIR have been submitted for MEPA review (EOEA #13656). A Certificate on the Final EIR was issued by the Secretary on August 16, 2006. The MEPA filing includes details of the proposed on and off-site sewer facilities, along with detailed analysis of the entire project with regard to the MEPA review thresholds, in accordance with 301 CMR 11.03.

As part of the review of the Draft and Final EIR, the Department of Environmental Protection (DEP) requested the Proponent evaluate the potential of groundwater discharge on the sending parcel for the Westboro Village project. Additional soil testing and analysis was performed in order to determine whether or not there was the potential for the disposal of wastewater on-site. As a result of these studies, it was determined that an on-site system would not be feasible and that the municipal sewer alternative presented in the FEIR, would be the alternative advanced within the Notice of Project Change.

This filing of a Notice of Project Change is the request for a Phase I waiver from EOEA # 12348, for any project proposing sewer service within the Assabet River watershed. This filing includes the detailed results of this groundwater and soil studies. A summary of correspondence and meetings with DEP is also included.

- (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).

The project scope entails the establishment of a mixed use Transit Oriented Development (TOD) on approximately 36 acres with access off of Gleason Street, in Westborough. All of the proposed on and off-site sewer mains are to be installed within existing rights-of-way and easements, or within land owned by the Town of Westborough.

The project proposes approximately 283 feet of 8 inch gravity sewer main to be established within the right-of-way of Gleason Street, terminating at Fisher Street, to be connected to existing municipal sewer mains.

The project also proposes approximately 2,100 feet of 12 inch force main sewer from the existing Otis

Street pumping station, connecting to an existing 30 inch gravity sewer upstream of the headworks at the Westborough-Shrewsbury WWTF. During construction, measures will be taken to avoid and/or minimize damage and disturbances to the surrounding environmental areas. Construction of the force main sewer includes horizontal directional drilling of 400 feet of the force main below the Assabet River to minimize impacts to the River. Hay bales and silt fence will be placed along the limits of work during construction, and will remain until such time as areas disturbed are restored to pre-construction conditions.

As part of the mitigation for this project the Proponent has agreed that the land transferred to the Town of Westborough (Sending Parcel) as part of the original project be transferred subject to future groundwater discharge rights as recommended by the DEP.

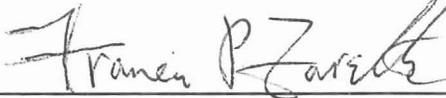
The attached report summarizes the history of this project, an analysis of the potential for on-site treatment and disposal of wastewater, and information on the proposed mitigation that is part of this project.

ATTACHMENTS & SIGNATURES

Attachments:

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

Signatures:

10/12/06		10/12/06	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)
<hr/>		<hr/>	
Francis P. Zarette		Jeffrey P Senterman	
Name (print or type)		Name (print or type)	
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Westboro Village LLC		Waterman Design Associates, Inc.	
Firm/Agency		Firm/Agency	
<hr/>		<hr/>	
625 South Street		31 East Main Street	
Street		Street	
<hr/>		<hr/>	
Shrewsbury, MA 01545		Westborough, MA 01581	
Municipality/State/Zip		Municipality/State/Zip	
<hr/>		<hr/>	
508-836-4848		508-366-6552	
Phone		Phone	