

MEPA Analyst: Bill GAGE

Phone: 617-626- 1025

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: Expansion of 4400 Computer Drive		EOEA #: 3143
Street: 4400 Computer Drive		
Municipality: Westborough	Watershed: Concord & Sudbury	
Universal Transverse Mercator Coordinates:	Latitude: 42°-17'-24.2" N Longitude: 71°-34'-37.3" W	
Status of project construction:	0	%complete
Proponent: Forty Four Hundred LLC		
Street: 116 Flanders Road, Suite 2000		
Municipality: Westborough	State: MA	Zip Code: 01581
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Patrick Healy, P.E.		
Firm/Agency: Thompson-Liston Associates, Inc.	Street: 51 Main Street, P.O. Box 570	
Municipality: Boylston	State: MA	Zip Code: 01505
Phone: 508-869-6151	Fax: 508-869-6842	E-mail: patrick.healy@tlainc.net

In 25 words or less, what is the project change? The project change involves . . .
 The addition of 360,000 s.f. of Office/R&D space and a parking structure to the existing 685,000 s.f. facility.
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: 7/24/1978

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:) 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: DEP Sewer Connection Permit, MHD Access Permit for Change of Use

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Are you requesting that a Scope in a previously issued Certificate be rescinded?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	75	*	69.49
Acres of land altered	40	0	40**
Acres of impervious area	31.2***	-0.3	30.9
Square feet of bordering vegetated wetlands alteration	0	0	0
Square feet of other wetland alteration	0	0	0
Acres of non-water dependent use of tidelands or waterways	0	0	0
STRUCTURES			
Gross square footage	685,000	360,000	1,045,000
Number of housing units	0	0	0
Maximum height (in feet)	30	30	60
TRANSPORTATION			
Vehicle trips per day	5,870	2,256	8,126
Parking spaces	2,793****	1,460	4,253
WATER/WASTEWATER			
Gallons/day (GPD) of water use	51,375	26,250	77,625
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	51,375	26,250	77,625
Length of water/sewer mains (in miles)		0	

* Change in the site boundary was made prior to the Project Change.

** The proposed limit of work is within the previously disturbed area.

*** Existing impervious area.

**** Existing number of parking spaces on site.

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 attached letter.

Does the project change involve any new or modified:

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

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

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If you answered 'Yes' to any of these 5 questions, explain below:

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As previously reviewed in the 1978 ENF submitted by Data General Corporation, the facility was proposed to be 685,000 s.f. Essentially what is in place today, as shown on the existing conditions plan, is a 685,000 s.f. building and 2,793 parking spaces on a 69-acre lot, of which 40 acres was disturbed, and 31 acres of which is impervious. This Project Change proposes a 360,000 s.f. expansion of the gross floor area 1,045,000 s.f., which falls within that allowed by the current local Zoning Bylaw. Structured parking will provide a significant number of the additional off-street parking spaces that are required.

Under this proposal, the limit of work will be kept within the limits of previous land disturbance. This will be achieved by constructing a parking structure to replace the most remote parking area. Since the altered land area and net impervious area will not be increased, a resulting environmental benefit is that the reduction of surface parking area will reduce contact between precipitation and potentially contaminated surfaces.

Wetland resource areas have been avoided and adequate water and sewerage capacity exists to serve the expansion.

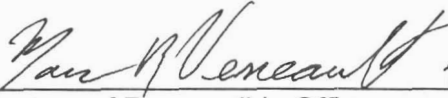

MassHighway has been consulted to determine how best to mitigate the direct effects of the Project Change, and proponent has committed to mitigate the additional traffic that results from the Project Change as described in the accompanying Traffic Impact Assessment.

ATTACHMENTS & SIGNATURES

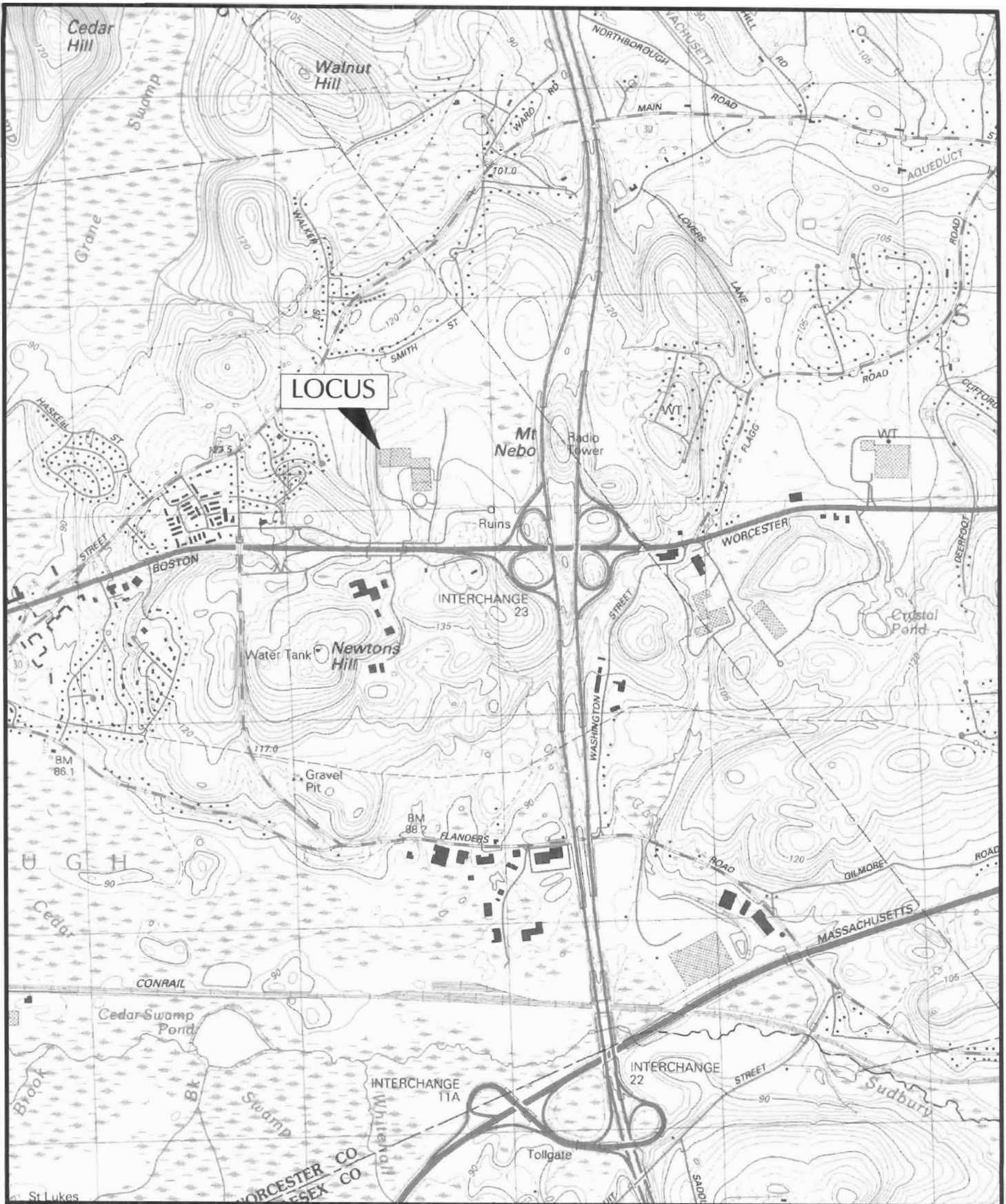
Attachments:

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

Signatures:

10/13/06		10/13/06	
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

Marc Verreault	Patrick Healy, P.E.
Name (print or type)	Name (print or type)
Forty Four Hundred LP LLC	Thompson-Liston Associates, Inc.
Firm/Agency	Firm/Agency
116 Flanders Road, Suite 2000	51 Main Street, P.O Box 570
Street	Street
Westborough MA 01581	Boylston MA 01505
Municipality/State/Zip	Municipality/State/Zip
508-898-3800	508-869-6151
Phone	Phone



**THOMPSON-LISTON
ASSOCIATES, INC.**

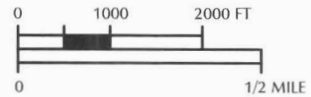
Professional Engineers Professional Land Surveyors

51 Main Street, Post Office Box 570
 Boylston, Massachusetts 01505-0570
 Telephone (509) 569-6151 FAX (509) 569-6942



LOCUS MAP FROM USGS MAP

4400 COMPUTER DRIVE
 WESTBOROUGH, MA



SOURCE: 1:25,000 MARLBOROUGH QUAD (MASSGIS)