

**PROJECT:** Redevelopment of Naval Air Station, South Weymouth, MA

**CLIENT:** South Shore Tri-Town Development Corporation

The Redevelopment of the 1450-acre South Weymouth Naval Air Station is a pre-eminent Smart Growth initiative in the Commonwealth. It is led by a joint public-private team of the South Shore Tri-Town Development Corporation, and LNR South Shore Properties LLC. Ultimate project development will include 2,850 dwelling units, 1.5 million square feet of R&D / light industrial development, a multi-modal transportation center, active recreational facilities including an 18-hole championship golf course, and over seven hundred acres of dedicated open space. On behalf of South Shore Tri-Town, Epsilon engaged with MEPA in structuring a Special Review Procedure that permits a phased MEPA review process, facilitating the orderly and phased commencement of project construction, coupled with appropriate mitigation, while future stages are being evaluated and environmental issues resolved. A CAC has been established to assist the Secretary in review of the project.



Epsilon is guiding South Shore Tri-Town and LNR South Shore through the MEPA process. Epsilon responsibilities include coordination of the CAC reviews, drafting of the various EIR documents and coordinating input from a broad team of technical specialists (traffic, wastewater, water supply, endangered species, zoning, etc.), and drafting and quality control for various EIR reports submitted under the Special Review Procedure.

**PROJECT:** CitySquare

**CLIENT:** Berkeley Investments, Inc.



Epsilon prepared an ENF and Single EIR, for CitySquare, a private-public partnership between the Proponent and the City of Worcester (the City) that will replace a portion of the Worcester Common Outlets Mall with an urban district that integrates office, residential, retail and entertainment uses with a newly created open-air environment. Also part of the Project are two office buildings at 100 Front Street and 120 Front Street which will be re-tenanted and maintained as office buildings. The Project will be developed in phases over the course of approximately eight years.

**PROJECT:** Endicott Plaza, North Andover, MA

**CLIENT:** Endicott Plaza, LLC

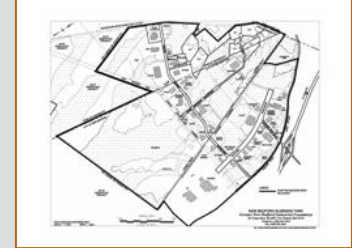
Epsilon prepared and Expanded ENF and a Single EIR for Endicott Plaza, a proposed mixed use development incorporating approximately 120,000 s.f. of office space, 40,500 s.f. of combined commercial/retail use and a 102-room hotel on a 14.2 acre property. Off-site work includes extension of an approximately 2/3 mile sewer force main and roadway improvements to Route 125.



**PROJECT:** New Bedford Business Park, Vertente Blvd. and Castaldi Drive

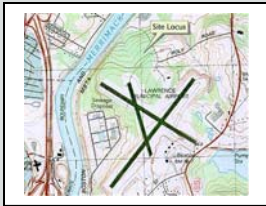
**CLIENT:** Greater New Bedford Industrial Foundation

Epsilon obtained a Phase I waiver and prepared the EIR for the expansion of the New Bedford Business Park. Key issues were endangered species, traffic and archaeology. A Conservation & Management Permit was obtained from the Natural Heritage & Endangered Species Program.



**PROJECT:** Lawrence Airport Industrial Park, North Andover, MA

**CLIENT:** Lawrence Airport Enterprise Commission

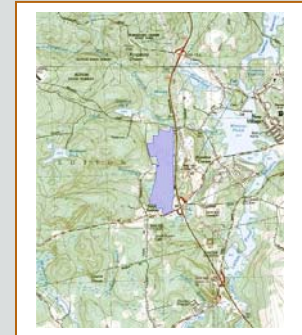


Epsilon prepared an ENF and Single EIR for the development of 309,000 s.f. of industrial building space on a 50 acre parcel at the Lawrence Municipal Airport property in the Town of North Andover. As part of this project, a 1,500 linear foot sewer line extension will be constructed, resulting in an estimated 12,000 s.f. of temporary wetland impacts. Epsilon obtained an Order of Conditions from the local Conservation Commission and approvals from MADEP and the US Army Corps of Engineers under Section 401/404 of the US Clean Water Act.

**PROJECT:** Sutton Industrial Park, Sutton, MA

**CLIENT:** Sutton Park Associates, LLC

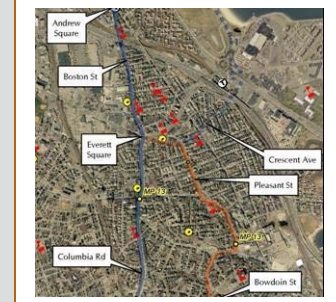
Epsilon prepared MEPA documentation for a 130+ acre industrial park subdivision. A Phase One waiver was granted for a portion of the project to commence expeditiously, subsequent to which the MEPA process was completed under a Single EIR. Major issues included wetland impacts, potential rare species impacts, traffic, water and sewer line extensions. Epsilon was additionally retained to assist with permitting both for infrastructure associated with the subdivision as a whole, and for the Special Permit process for development of a 24x7 regional distribution center for Home Depot.



**PROJECT:** NSTAR Electric 345 kV Transmission Reliability Project

**CLIENT:** NSTAR Electric

Epsilon prepared an Expanded ENF and a Single EIR for the licensing and permitting for NSTAR’s proposed 345 kV Transmission Reliability Project. The \$210,000,000 project includes 18 miles of multicircuit underground 345 kV line from Stoughton to South Boston, a new switching station and expansions of two existing substations. The project will allow power to flow from the existing grid south of Boston directly to in-city substations. Collaborating with the Shaw Group, Epsilon also prepared the EFSB Petition and provided expert testimony.



**PROJECT:** Lawrence Municipal Airport, N. Andover, MA

**CLIENT:** Lawrence Airport Commission



Epsilon prepared an Expanded ENF and Single EIR for a proposed industrial park development on a 50-acre parcel of surplus airport land. Epsilon also assisted the project engineer in developing a vegetation-cutting plan to remove aviation obstructions on and around airport property. Responsibilities included wetland delineation, documentation of wetland conditions, and assessment of wildlife habitat.

**PROJECT:** The Village at Hospital Hill, Northampton State Hospital, Northampton, MA

**CLIENT:** MassDevelopment/The Community Builders, Inc.

Epsilon prepared the EIR for the redevelopment of the former Northampton State Hospital, a facility listed on the National Register. The Master Plan for the site contemplates the build-out of 476,000 s.f. of mixed-use commercial space, comprising a mix of retail, office, light industrial, and research & development/multi-media space, as well as space for live-work studios, community amenities and housing (fifty percent affordable).

