



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

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SECRETARY

January 6, 2006

CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : Jefferson Mills
 PROJECT MUNICIPALITY : Holden
 PROJECT WATERSHED : South Nashua
 EOEA NUMBER : 13689
 PROJECT PROPONENT : Heath Properties
 DATE NOTICED IN MONITOR : December 7, 2005

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

As described in the Environmental Notification Form (ENF), the proposed project consists of the redevelopment of an abandoned mill complex in Holden, MA. The project includes construction of 47 condominium units, 74 additional parking spaces and associated infrastructure, including a stormwater management system. Wooden frame structures located at the southern portion of the site were demolished because of safety concerns. The site is located on Main Street (Route 122A) and within the Eagleville Area and the Jefferson Manufacturing area which are included in the Inventory of Historic and Archaeological Assets of the Commonwealth. The Eagle Lake Dam¹ is located at the southern property line and its tail race,

¹ The dam is owned by the Town of Holden Department of Public Works. In accordance with MGL Chapter 253 Section 10.05, the Town is required to register the dam with the Department of Conservation and Recreation (DCR) Office of Dam Safety.

Asnebumskit Brook, runs through the site and underneath the complex.

The project is undergoing MEPA review pursuant to Section 11.03 (4)(b)(6) because it requires a state permit and a variance from the Watershed Protection Act (WPA) from the Department of Conservation and Recreation (DCR). The project requires an Access Permit from the Massachusetts Highway Department (MHD).² Also, it requires an Order of Conditions from the Holden Conservation Commission, which was issued on July 7, 2005. The proponent is not seeking financial assistance from the Commonwealth. Therefore, MEPA jurisdiction applies to those aspects of the project within the subject matter of required permits with the potential to cause Damage to the Environment. In this case, MEPA jurisdiction extends to water quality, drainage and traffic.

Potential impacts are associated with alteration of 2.6 acres of Riverfront Area, 240 feet of Bank and 2,000 feet of Land Under Water, generation of 308 new average daily trips (adt) and generation of 9,240 gallons per day (gpd) of wastewater. Creation of impervious surfaces for this project are reduced overall by locating it on an existing developed site, demolishing several small buildings, and locating the parking underneath the building to avoid creation of new impervious surfaces. In addition, since the filing of the ENF, the amount of surface parking has been reduced by 15 spaces for a total of 74 parking spaces. Other efforts to avoid, minimize and mitigate project impacts include construction of a stormwater management system, including the use of Stormceptor treatment units for water quality protection, and removal of a deteriorated bridge providing partial daylighting of the Asnebumskit Brook.

Comments from DCR indicate that the proponent has consulted with its staff regarding the development of its stormwater management system and responded to concerns. Final project designs will be reviewed and concerns addressed during the variance hearing.

The Massachusetts Historical Commission (MHC) has requested additional information regarding the project to facilitate evaluation of impacts to historic resources. The proponent should provide the requested information to MHC.

² MHD issued the Access Permit prior to the MEPA filing.

Based on a review of the information provided in the ENF, and consultation with relevant public agencies, I find that the potential impacts of this project do not warrant the preparation of an EIR. Any outstanding issues can be addressed during permitting. Therefore, no further MEPA review is required.

January 6, 2006

Date


Stephen R. Pritchard

Comments Received:

12/23/05 Department of Conservation and Recreation (DCR)
12/27/05 DCR (second letter)
12/13/05 Massachusetts Historical Commission (MHC)
1/5/06 Executive Office of Transportation (EOT)

SRP/CDB/cdb