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February 20, 2009

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS  
ON THE  
NOTICE OF PROJECT CHANGE

PROJECT NAME : South Worcester Industrial Park (SWIP)  
PROJECT MUNICIPALITY : Worcester  
PROJECT WATERSHED : Blackstone  
EEA NUMBER : 12773  
PROJECT PROPONENT : City of Worcester Office of Economic and Neighborhood  
Development  
DATE NOTICED IN MONITOR : January 21, 2009

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

Project Description and MEPA History

As described in the Environmental Notification Form (ENF) submitted in 2002, the project entailed the redevelopment of an approximately 68-acre area in the South Worcester neighborhood. The project was subject to MEPA review because it required an "approval in accordance with MGL c. 121A of a New urban redevelopment project...provided that the project consists of 100 or more dwelling units or 50,000 or more square feet of non-residential space", thereby meeting the threshold for MEPA review at CMR 11.03(1)(b)(6).

The ENF described the creation of 300,000 square feet (sf) of new or redeveloped industrial, commercial and office space in the area on 25 acres that the City either owned or

planned to acquire. The ENF did not analyze the environmental impacts of the potential development because no specific projects were proposed at that time. Rather, the ENF proposed roadway improvements in the area to spur redevelopment of the area, including lowering the grade of Southgate Street under a railroad bridge and realigning the curve west of the bridge, and additional roadway work in the area. The Certificate on the ENF did not require further MEPA review at the time, but because of the preliminary nature of the information presented in the ENF, required the submission of a NPC if any future project in the redevelopment area exceeded a MEPA review threshold. The City has since completed the roadway improvements.

The current NPC was submitted because the City now proposes to demolish two buildings in order to ready the site for redevelopment, one of which is listed on the State and National Registers of Historic Places (the Adriatic Mill located at 17 Southgate Place). The other building, the Standard Foundry located at 25 Southgate Street, is not historically significant. Because the project entails the demolition of an historically significant building, it exceeds the MEPA review threshold at 301 CMR 11.03(10)(b)(1). As described in the NPC, the project also entails construction of an extension to Gardner Street (also known as Janet Nadeau Way); the off-site disposal of spent casting sand in accordance with the Solid Waste regulations at 301 CMR 19.060; and site cleanup in accordance with the Massachusetts Contingency Plan (301 CMR 40.00). Because the South Worcester Industrial Park (SWIP) project will receive financial assistance from the Commonwealth, MEPA jurisdiction is broad and extends to all aspects of the project with the potential to cause Damage to the Environment, as defined in the MEPA regulations.

Since the submission of the ENF, the City has downsized the redevelopment area from 68 acres to an 11-acre brownfield site, eight acres of which it owns directly. The stated goal of the SWIP project is to develop "pad-ready" sites for up to 200,000 sf of light manufacturing and industrial spaces. Like the ENF, the NPC does not analyze the potential impacts of this development because no specific developments have yet been proposed.

#### Review of the NPC

In its comments on the NPC, the Massachusetts Historical Commission (MHC) concludes that "...due to substantial structural failure, deferred maintenance, and modern alterations, it is the opinion of MHC that the Adriatic Mill has lost its integrity and no longer meets the criteria of eligibility for listing in the State or National Registers of Historic Places (36 CFR 60). Therefore ...the proposed project is unlikely to affect significant historic or archeological resources." I concur that the City has demonstrated that demolition is the only feasible alternative.

In its comments on the NPC, the Department of Environmental Protection (MassDEP) directs the City to submit a Release Abatement Measure (RAM) Plan for the demolition of 17 and 25 Southgate Street and a Utility-Related Abatement Measure (URAM) Plan for the construction of Janet Nadeau Way (Gardner Street Extension). In a response, the City's engineer

states that the demolition design currently includes addressing above ground issues only and is not designed to specifically address remediation of contaminated soil or groundwater previously detected at the site. If contaminated soil is encountered during demolition or construction of the road that requires management, the City will submit a RAM and/or URAM Plan.

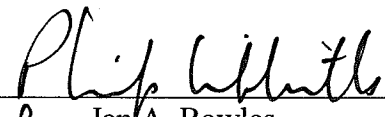
Additionally, the Greenwood Street Landfill is currently permitted to accept up to 100,000 cubic yards of crushed asphalt, brick and concrete (ABC). As of January 2009, approximately 10,000 cubic yards of ABC have been accepted at the landfill. MassDEP recommends that the City estimate the volume of crushed ABC which may be generated during the SWIP demolition activities described in the NPC and determine whether this volume might exceed the volume allowed under the landfill's current operating permit. The City should notify MassDEP if estimates indicate that an excess of ABC might be generated during the SWIP demolition. If the City anticipates generating ABC material in excess of the permitted volume of 100,000 cubic yards (cys), the City will be required to submit an Application for Minor Modification of an Existing Landfill (BWP SW22). In a response, the City's engineer states that the volume of demolition debris generated from the project will be far below the excess landfill capacity of 90,000 cys, and the approximate volume of demolition debris to be transported to the landfill from the project site is approximately 10,000 cys.

### Conclusion

Based on a review of the information provided in the NPC, and after consultation with the relevant public agencies, I find that the project as described in the NPC does not warrant the preparation of an EIR. No further MEPA review is required at this time. I will require the submission of additional NPCs if specific projects within the SWIP require state agency actions not previously disclosed (including state financial assistance) and exceed related MEPA review thresholds.

February 20, 2009

Date

  
for Ian A. Bowles

### Comments received:

2/09/09 Department of Environmental Protection Central Regional Office  
2/11/09 Massachusetts Historical Commission  
2/18/09 Tighe & Bond (on behalf of the City of Worcester)

IAB/RB/rb