

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEА No.: 13763
 MEPA Analyst: *Briony Angus*
 Phone: 617-626-1029

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project: Name: Kettle Brook Lofts		
Street: 1511 Main Street		
Municipality: Worcester	Watershed: Blackstone	
Universal Tranverse Mercator Coordinates: 19 263921E 4680392N	Latitude: 042° 14' 23" N Longitude: 071° 51' 43" W	
Estimated commencement date: June 2006	Estimated completion date: June 2009	
Approximate cost: \$10,000,000	Status of project design:	95 %complete
Proponent: Kettlebrook Lofts, LLC.		
Street: 1511 Main Street		
Municipality: Worcester	State: MA	Zip Code: 01603
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jeffrey W. Howland, P.E.		
Firm/Agency: Graves Engineering, Inc.	Street: 100 Grove Street	
Municipality: Worcester	State: MA	Zip Code: 01605
Phone: 508-856-0321	Fax: 508-856-0357	E-mail: jhowland@gravesengineering.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes X No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
 - a Single EIR? (see 301 CMR 11.06(8)) Yes X No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes X No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes X No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes X No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Worc. Conservation Commission Order of Conditions, Worc. Planning Board Site Plan and Special Permit, NPDES, Sewer Connection Permit, Worc. Historical Commission Demolition Permit, Worc. City Council Zoning Change**
 Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: <ul style="list-style-type: none"> • Planning Board Site Plan and Special Permit • Worc. Historical Commission • Worc. City Council Zoning Change
Total site acreage	7.68 acres			
New acres of land altered		3.33 acres		
Acres of impervious area	1.82 acres	1.40 acres	3.22 acres	
Square feet of new bordering vegetated wetlands alteration		0 sq. ft.		
Square feet of new other wetland alteration		350 sq. ft. (riverfront area)		
Acres of new non-water dependent use of tidelands or waterways		0 acres		
STRUCTURES				
Gross square footage	134,472 sq. ft.	-14,166 sq. ft.	120,306 sq. ft.	
Number of housing units	0 units	111 units	111 units	
Maximum height (in feet)	60 feet	0	60 feet	
TRANSPORTATION				
Vehicle trips per day	20±	690	710	
Parking spaces	20±	148	168	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1,500 GPD	16,760 GPD	18,260 GPD	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	1,500 GPD	16,760 GPD	18,260 GPD	
Length of water/sewer mains (in miles)	0.06 miles (force main)	0.22 miles (gravity)	0.28 miles (gravity & force main)	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?
 Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation

restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include 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 (Specify Building is listed on the National Register of Historic Places as the Ashworth and Jones Factory, Building #80000489) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify The demolition of approximately 4% of the total building and renovations of the historic building are intended to remove parts of the building which are not historic, allow reconstruction to original grade in some areas, allow for the construction of a vehicular bridge to span Kettle Brook entirely on the applicant's property, and better expose what was once a beautiful Main Street elevation.) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The existing site consists of a 7.68 acre± parcel located on the south side of Main Street (Route 9) in Worcester just east of the Leicester town line. Currently on the site is a 135,000 ± sq ft. multi-story partially abandoned brick manufacturing building that was constructed at various times dating back to about 1870. Kettle Brook, which is dammed just west of the existing building runs under the building. The building is listed on the National Register of Historic Places as the Ashworth and Jones Factory, Building #80000489). There is a small paved parking lot adjacent to Main Street (in front of the building) that is currently used as parking and loading docks for the remaining businesses that occupy a portion of the building. There is an existing access to the back of the building (on the south side of the Kettle Brook) via an easement through the Worcester Land Trust property that provides access to a loading dock and a City of Worcester sanitary sewer pump station. The easement to the site has access from a narrow road that gains its access from a road in the Town of Leicester. The rear of the site is wooded with fairly steep slopes sloping to Kettle Brook.

The proposed project is to demolish approximately 14,000 ± sq. ft. of non-historical portions of the building and a portion of the building that is historic, but of utilitarian use. The utilitarian portion of the building is being removed to allow for the construction of a clear span bridge over Kettle Brook. This bridge allows for access to the rear of the property for parking to serve the building. The Worcester Historical Commission has approved the removal and the proposed work on the building. The project also includes replacement of all the windows, repointing the brickwork, replacing the roof and constructing 109 units inside the mill. There are also two out parcels on Aldena Road where two single family houses are to be constructed.

The bridge over Kettle Brook provides access to the rear of the site, which provides parking for the project. The need for the bridge was evident after numerous meetings between the Town of Leicester and the City of Worcester determined that providing access via Town of Leicester streets to the rear of the property was not feasible. Narrow streets, one access point back to Route 9 across a narrow bridge susceptible to flooding during heavy rain events, and the general public opposition (both residents and elected officials) to the traffic increases associated with the project were all issues that forces the bridge design.

Access to both the front parking lot and the rear parking lot via the bridge will be from a new curb cut along Route 9. This new curb cut is located in what is now the existing building that is to be demolished. The access to the rear has a gentle slope versus the existing very steep slope. The bridge spans Kettle Brook with the north abutment being located within the current footprint of the building and the south abutment near the top of the steep bank associated with the brook. The south abutment will be located within the 25 foot riverfront area, but the disturbance will be minimal. Considering the amount of riverfront area, stream bank, and associated BVW on the site, only about 350 sq. ft. of riverfront area will be disturbed.

The bridge and part of the access road to the rear of the site goes through the Greater Worcester Land Trust property (where a current access easement exists). Discussions with the Land Trust have been on-going and has been agreed that new easements will be established between the two parties. The land Trust will grant access for the project and the proponent will provide 5 parking spaces on the site dedicated for the land trust. In addition, the proponent will construct a new trail from the parking spaces to the trail head and will also provide a separate gated vehicular access to the trail head. Also, a gated emergency access road will be provided to Meridale Road.

Existing on the site is a City of Worcester sanitary sewer pump station and associated force main. The pump station services only the old mill. The pump station is over-designed for the residential use of the building. Through discussions with the City of Worcester, Department of Public Works, the pump station will be retrofitted to a storage building (for the new generator and pump controls) and a new submersible pump station will be constructed adjacent to the existing station. The existing force main is also oversized. The design of the new force main will use the existing force main as a sleeve where it crosses Kettle Brook. In addition to the pump station upgrades, a new gravity sewer will be extended from the pump station to Meridale Road for future City of Worcester sewer connections on Aldena and Meridale Roads.

The existing water, both domestic and fire service, will remain as is. A new water service from Meridale Road will be constructed to the rear of the property to serve new fire hydrants and water service to the sanitary sewer pump station.

The site, though partially a re-development project, will be in full compliance with DEP Stormwater Management Guidelines except for groundwater recharge. Due to compact glacial till with exposed ledge throughout the site, recharge to groundwater is not feasible.