

Commonwealth of Massachusetts
Executive Office of Environmental
Affairs ■ MEPA Office

ENF Environmental
Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 14451
 MEPA Analyst: Rick Bourré
 Phone: 617-626-1130

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: Stanley Woolen Mill-Blackstone River & Canal State Park Shared Parking		
Street: 146 Mendon St.		
Municipality: Uxbridge	Watershed: Blackstone River	
Universal Transverse Mercator Coordinates: N 4662014.99 E 283274.95	Latitude: 42°04'49" N Longitude: 71°37'12" W	
Estimated commencement date: 7/1/2008	Estimated completion date: 7/1/2010	
Approximate cost: \$300,000	Status of project design: 90%complete	
Proponent: LTI Uxbridge Stanley Limited Partnership		
Street: c/o Deane Redevelopment 120 Fulton St.,		
Municipality: Boston	State: MA	Zip Code: 02109
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Nicholas B. Deane		
Firm/Agency: Deane Redevelopment LLC	Street: 120 Fulton St.	
Municipality: Boston	State: MA	Zip Code: 02109
Phone: (617) 423 0780	Fax: (617) 367 1847	E-mail: nbd@DeaneRedevelopment.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes No

Has this project been filed with MEPA before?

Yes (EOEA No. _____) No

Has any project on this site been filed with MEPA before?

Yes (EOEA No. _____) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8)) Yes No

a Special Review Procedure? (see 301 CMR 11.09) Yes No

a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No

a Phase I Waiver? (see 301 CMR 11.11) Yes 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): 3.75 ACRES, Dept. of Conservation & Recreation (Blackstone Canal & River State Park)

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Town of Uxbridge Special Permit Decision 2/25/09 includes site plan approval (Case No. FY 09-02) . Uxbridge Conservation Commission Order of Conditions issued March 2009

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 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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	7.84			
New acres of land altered		1.37 acres		
Acres of impervious area	1.88	1.69	3.57	
Square feet of new bordering vegetated wetlands alteration		None		
Square feet of new other wetland alteration		None		
Acres of new non-water dependent use of tidelands or waterways		None		
STRUCTURES				
Gross square footage	93,000 sq.ft. EXISTING	0	93,000 sq. ft	
Number of housing units	None	0	None	
Maximum height (in feet)	52 ft. EXISTING	0	52 ft.	
TRANSPORTATION				
Vehicle trips per day	10	+3502	3512	
Parking spaces	40	274	314	
WASTEWATER				
Gallons/day (GPD) of water use	0	+12,500	12,500	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	+12,500	12,500	
Length of water/sewer mains (in miles)	0	0	0	

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 (Legislation Ch. 243 Acts of 2006)

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 _____) No

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

Yes (Specify _____) 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.)

This filing is for the disposition of rights over Blackstone River & Canal State Park land as directed in Chapter 243 of the Acts of 2006, receipt of rights over private land and expansion of parking lots by the adjacent owner.

The result will be to provide enough parking for the Park and for self-supporting redevelopment of the adjacent historic Stanley Mill Buildings as a Certified Historic Rehabilitation.

As Section 5 of the act provides, not only will this involve no expense to the Commonwealth, it also relieves the Commonwealth of all of the cost of operating and maintaining parking for the park in this location. It quintuples the number of parking spaces available to Park users because it gives them access as well to all the parking on the adjacent Mill land. It does not diminish land for actual recreation because it uses land that has been fenced off because it is the former dye pits of the mill which are contaminated with hazardous heavy metals.

SECTION 5. In addition to the compensation required in section 3, the grantee shall convey other interests in certain land to the commonwealth, to be under the care and control of the department of conservation and recreation, in order to: (a) provide additional, shared public parking space and access rights for the benefit of the state park on an area containing approximately 178,060 square feet, or 4.09 acres, of land and, at the appropriate phase of redevelopment of the mill building complex, to construct such parking and access; (b) at the appropriate phase of redevelopment of the mill building complex, construct and maintain a bridge over the Blackstone canal, mill tail race, to allow vehicular access to the additional parking areas; (c) if the commonwealth has not yet remediated and capped an area of contaminated park land, remediate and cap such area of contaminated land to be used for additional parking; (d) design and construct parking areas and other improvements, including environmental remediation activities, to minimize

visual, resource and aesthetic impacts and enhance the historic character of the mill building and adjacent areas; (e) open to park visitor use all common areas and sanitary facilities in the mill building at all hours that retail businesses in the building are open; (f) from the date that at least 30,000 square feet of the mill building are subject to third party leases of 1 year or more, maintain at grantee's expense any developed or existing parking areas it owns or which are subject to the lease, easement or other document of conveyance authorized by this act; (g) ensure all plans, final design and construction of parking or other improvements facilitate connection of the Blackstone bicycle trail by or through the commonwealth's and grantee's property; and (h) abide by and carry out these and other tasks as described in a memorandum of agreement consistent with the provisions of this act between the grantee and the department on file with the department. The grantee shall assume the cost of any title, environmental assessment or remediation, surveys or revisions as required by the commissioner of the division to determine the exact boundaries, in consultation with the department of conservation and recreation, and other expenses reasonably deemed necessary by the commissioner of capital asset management and maintenance for the granting of rights.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
 ___ Yes X No; if yes, specify each threshold:

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	<u>0.77</u>	<u>0</u>	<u>0.77</u>
Roadways, parking, and other paved areas	<u>1.11</u>	<u>1.69</u>	<u>2.80</u>
Other altered areas (describe)	<u>4.26</u>	<u>1.69</u>	<u>2.57</u>
Undeveloped areas	<u>1.70</u>	<u>0</u>	<u>1.70</u>

B. Has any part of the project site been in active agricultural use in the last three years?
 ___ Yes X No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?
 ___ Yes X No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? ___ Yes X No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? ___ Yes X No; if yes, does the project involve the release or modification of such restriction? ___ Yes ___ No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? ___ Yes X No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes ___ No X ; if yes, describe: