

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<i>14483</i>
MEPA Analyst:	<i>Nick ZAVOLAS</i>
Phone:	<i>617-626-1030</i>

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: Plantation Street DCAM Land Transfer		
Street: Plantation Street		
Municipality: Worcester	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: X = 272161, Y = 4685117	Latitude: 42° 17' 6" Longitude: -71° 45' 46"	
Estimated commencement date: 10/2009	Estimated completion date: 10/2009	
Approximate cost: \$700,000	Status of project design: 0 %complete	
Proponent: Worcester Business Development Corporation (WBDC)		
Street: 89 Shrewsbury Street, Suite 300		
Municipality: Worcester	State: MA	Zip Code: 01604
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Jonathan Weaver		
Firm/Agency: Worcester Business Development Corporation (WBDC)	Street: 89 Shrewsbury Street, Suite 300	
Municipality: Worcester	State: MA	Zip Code: 01604
Phone: (508) 755-5734, ext 131	Fax: (508) 755-9639	E-mail: weaver@worcesterbdc.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. 4521 & 9449) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 9449) 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 301CMR 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): The Worcester Business Development Corporation (WBDC) seeks to purchase an approximately 31 acre parcel on Plantation Street in Worcester from the Department of Agriculture (DAR) through the Department of Capital Asset Management (DCAM). An ENF filing is required as the transfer converts land held for natural resources purposes in accordance with Article 97 of the Constitution of the Commonwealth. The land transfer will result in no net loss of Article 97

land as approximately 200 acres of prime agricultural land will be transferred to DAR as a result of the sale. The land is the final land transfer in conjunction with the highly successful development of the Massachusetts Biotechnology 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:

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" 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 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 checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Chapter 190 of the Acts of 2007
Total site acreage	31			
New acres of land altered		0		
Acres of impervious area	0	0	0	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	0	0	
Number of housing units	0	0	0	
Maximum height (in feet)	0	0	0	
TRANSPORTATION				
Vehicle trips per day	0	0	0	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	0	0	
GPD water withdrawal	0	0	0	

GPD wastewater generation/ treatment	0	0	0
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: **Article 97 land will be transferred to the Worcester Business Development Corporation to further the development of the adjacent Massachusetts Biotechnology Park. The legislation authorizing the transfer, Chapter 190 of the Acts of 2007, outlined the mitigation efforts for the conversion of the Article 97 land. As part of the transaction, nearly 200 acres of prime agricultural land in three towns will be transferred to the Department of Agricultural Resources to mitigate these 31 acres**) 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 _____) 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.)

The final parcel of land in the Massachusetts Biotechnology Park in Worcester, MA will be transferred from the Department of Agricultural Resources to the Worcester Business Development Corporation in accordance with Chapter 190 of the Acts of 2007. The Massachusetts Biotechnology Park, developed by the Worcester Business Development Corporation in the 1980's and 1990's, contributed \$2,852,098 to the City of Worcester's tax base in FY09. No alternative sites exist with adequate proximity to the Biotech Park.

The parcel is bounded to the south by the Massachusetts Biotechnology Park, to the west by the Worcester State Hospital, Green Hill Park, and Green Hill Park Golf Course, to the north by the Plantation Ridge housing development and a Residence Inn, and to the east by Plantation Street. The approximately 31 acre property is Article 97 land, currently owned by the Commonwealth of Massachusetts under the care and control of the Department of Agricultural Resources (DAR). In

order to ensure no net loss of Article 97 land, approximately 202.4 acres of actively used, prime agricultural land in Agawam, Lakeville, and Middleborough will be transferred to DAR as part of the transaction. DAR will receive over six times as much land as it conveys in this transaction.

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) **__X__** Yes ___ No; if yes, specify each threshold: **301 CMR 11.03 (1)(b) 3. 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.**

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	_____	_____	_____
Roadways, parking, and other paved areas	_____	_____	_____
Other altered areas (describe)	_____	_____	_____
Undeveloped areas	_____	_____	_____

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? **__X__** Yes ___ No; if yes, describe: **The land is currently under the care and control of the Department of Agricultural Resources. It will be transferred to the Worcester Business Development Corporation to continue the success of the adjacent Massachusetts Biotechnology Park, which contributed \$2,852,098 to the City of Worcester's tax base in FY09. In order to ensure no net loss of Article 97 land, approximately 200 acres of prime agricultural land will be transferred to the Department of Agricultural Resources as part of the transaction.**

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 **__X__** No; if yes, describe:

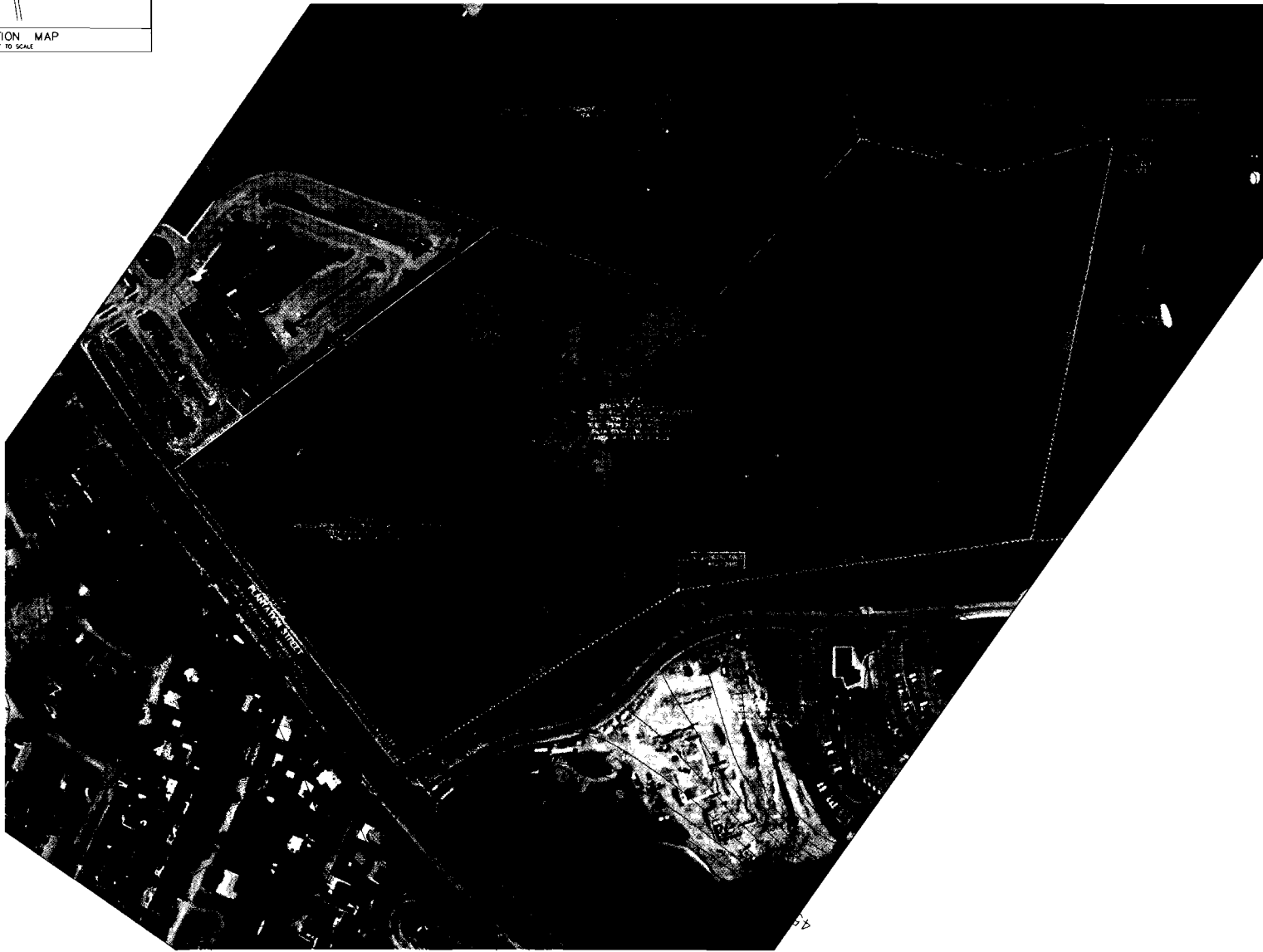
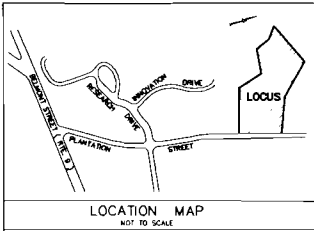
F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? ___ Yes **__X__** No; if yes, describe:

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:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy:

I. Is the project site currently being regulated under M.G.L.c.21E or the Massachusetts Contingency Plan? Yes ___ No **__X__**; if yes, what is the Release Tracking Number (RTN)?

J. If the project is site is within the Chicopee or Nashua watershed, is it within the Quabbin, Ware, or



LEGEND:

- ØRD BOUND
- ØH DRILL HOLE
- C EAST
- PHO FOUND
- ØP IRON PIN
- L- RADIUS LENGTH
- H NORTH
- MAO BS NORTH AMERICAN DATUM OF 1983
- H / F NON OR FORMERLY
- R- RADIUS
- S SOUTH
- STA STATION (BASELINE)
- W WEST

NOTES:

1. I HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAN IS IDENTICAL TO OR LIES WHOLLY WITHIN THE PARCEL OF LAND DESCRIBED IN DEED BOOK 4758, PAGES 484-488, RECORDED AT THE WORCESTER DISTRICT REGISTER OF DEEDS AND REPRODUCED IN SECTION 1 OF CHAPTER 452 OF THE ACTS OF 1993 OF THE MASSACHUSETTS LEGISLATURE.
2. ANNOTOR'S BOOK 97, SHEET 6, PARCEL A.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES SHOWING EXISTING OWNERSHIPS AND THAT THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE PURPOSE OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



DATE	ISSUE	REVISION	DESCRIPTION	APP.
			PLAN OF LAND IN THE CITY OF WORCESTER COUNTY OF WORCESTER OWNED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF MASSACHUSETTS PREPARED FOR THE DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE ON BEHALF OF THE TRUSTEES OF THE UNIVERSITY OF MASSACHUSETTS PLANTATION STREET WORCESTER, MASSACHUSETTS	
0	1	2	3 INCHES SCALE	RES. DEF. FLD. BC JR. CMP. RAL
0	60	100	240 FEET 1"=80'	PLT. PNG. DWN. PNG. CHK. MTL
0	1	2	3 4 5 6 CENTIMETERS	DATE: APRIL 23, 2008
			PLAN NUMBER: 20800044/P1/08	SHEET: 1 OF 1