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.: 13689
MEPA Analyst: Dierdre Buckley
Phone: 617-626-1044

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: Jefferson Mills		
Street: 1665 Main Street		
Municipality: Holden	Watershed: South Nashua	
Universal Tranverse Mercator Coordinates:	Latitude:422138 Longitude:715303	
Estimated commencement date:6/04	Estimated completion date:12-01-06	
Approximate cost: $8,000,000.00	Status of project design: 95 %comple	
Proponent: Heath Properties		
301 Columbus Avenue		
Municipality:Boston	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Doug Andrysick		
Firm/Agency: Andrysick Land Surveying	Street: P.O. Box 97	
Municipality: Princeton	State: MA	Zip Code: 01541
Phone:978-464-5890	Fax:978-464-5383	dasurvey@verizon.net

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 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): NONE

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

List Local or Federal Permits and Approvals: NOI, WsPA Variance, Order of Conditions, Site Plan Special Permits, State Entrance Permits, Sewer and Water Connections, Building Permits

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

- ☐ Land
- ☒ Water
- ☐ Energy
- ☐ ACEC
- ☐ Rare Species
- ☐ Wastewater
- ☐ Air
- ☐ Regulations
- ☐ Wetlands, Waterways, & Tidelands
- ☐ Transportation
- ☐ Solid & Hazardous Waste
- ☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	2.67		
New acres of land altered		0	
Acres of impervious area	74,500	9,800	64,700
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	74,000	16,000	90,000
Number of housing units	0	-	47
Maximum height (in feet)	42	-	42
TRANSPORTATION			
Vehicle trips per day	**20**	**308**	**328**
Parking spaces	**15**	**90**	**105**
WATER/WASTEWATER			
Gallons/day (GPD) of water use	**0**	**9240**	**9240**
GPD water withdrawal	**0**	**-**	**-**
GPD wastewater generation/ treatment	**0**	**0**	
Length of water/sewer mains (in miles)	**0**	**0**	**0**

State Permits & Approvals

- ☒ Order of Conditions
- ☐ Superseding Order of Conditions
- ☐ Chapter 91 License
- ☐ 401 Water Quality Certification
- ☐ MHD or MDC Access Permit
- ☐ Water Management Act Permit
- ☐ New Source Approval
- ☐ DEP or MWRA Sewer Connection/ Extension Permit
- ☒ Other Permits (*including Legislative Approvals*) – Specify:

WsPA

STATE ENTRANCE

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_____) ☒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.*)

Supplemental Data
Jefferson Mill ENF

Project Description

The Jefferson Mill Complex has been utilized for a variety of manufacturing purposes extending back into the 19th Century and has been vacant and derelict in recent years.

The Complex was located to allow efficient use of the waterpower provided by the Eagle Lake Dam, which is located at the southern property line. The dams tail race, or Asnebumskit Brook, has been bridge by a variety of structures and mill yards.

The proponent is presently undertaking extensive renovations to convert the useable structures into residential condominiums.

In addition to interior changes new utility connections are proposed, a 22 space parking lot is to constructed in the southeast corner of the site and presently disturbed areas and a concrete building slab is to be converted to a lawn area. The new parking lot is to supplement the proposed 67 parking spaces to be constructed in the basement of building 3 and to provide better access to the site for emergency vehicles.

At the request of the Town the wood frame structure[s] in the southern portion of the site were razed, due to safety concerns. The concrete slab, adjacent to the dam spillway, served as the first floor of the largest structure.

Recently during the ongoing building renovation process a bridge, between building 3 and the concrete slab, was found to be structurally deficient and it was removed. Riprap slope protection was installed along the resulting open banks of the tailrace.

The Holden Conservation Commission has issued an Order of Conditions regulating the project, the Holden Planning Board has granted Site Plan Approval and an Entrance Permit has been granted by Massachusetts Highway Department.

The economic rehabilitation of the property to remove an eyesore and possible danger to humans and the environment has been a Town priority.

Land Section

II.H. A Stormceptor will be installed to provide 80 percent total suspended solid removal for the new parking lot and as a result of a recent on site meeting with representatives of the Department of Conservation and Recreation a second Stormceptor is to be installed in line of the stormwater collection system serving the western driveway and a catch basin will be added to serve the grass yard to be established on the concrete slab,

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II.K. The renovation of the site has resulted in the removal of large transformers, a 20,000-gallon fuel tank, asbestos materials and other materials that poise a hazard to humans and the environment. The ongoing maintenance resulting from the use of the site as residential condominiums will decrease the presence of and transport of materials to Asnebumskit Brook.

III.C. A variance has been granted by the Holden Board of Appeals to allow the property to be utilized for residential purposes only and not include commercial uses.

III.D The Holden Planning Board has granted Site Plan Approval.

Wetlands, Waterways, and Tidelands Section

II.A. Asnebumskit Brook flows through the site and is shown as a perennial stream on the most recent Worcester North USGS Quadrangle. The brook serves as the tailrace of the Eagle Lake dam and the banks have been stabilized by the construction of building foundations and the addition of stone slope protection. The presence of these manmade works has inhibited, if not prohibited, the establishment of a bordering vegetated wetland.

The recent removal of a deteriorated steel and reinforced concrete bridge has provided an opening in channel "air space" and will allow for observation and maintenance of up and down stream areas of the brook.

III.D The stabilization of earthen surfaces and landscaping of the concrete slab will decrease the potential of materials reaching Asnebumskit Brook and will decrease the rate and volume of runoff.

Transportation –Traffic Generation Section

I.B State Entrance Permits have been granted for the main, or western entrance, for the change in the mill from a manufacturing use and for the realignment of the eastern entrance [there is an existing parking area] as required for the proposed 22 space parking lot.

Roadways and Other Transportation Facilities Section

I.B State Entrance permits have been granted for both entrances onto State maintained Route 122A.

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Solid and Hazardous waste Section

I.C

Existing derelict structures have been razed as requested by the Town of Holden, because of safety concerns.

As part of the on going building renovations a variety of materials have been removed and disposed of as required. Individual contractors have recycled a portion of the materials and equipment removed.

All asbestos materials have been reported to be removed.

Historic and Archaeological Resources Section

The buildings being renovated were constructed in the early 1900s and their preservation will provide for their continued use and preserve an example of the architectural style utilized for manufacturing building of that era.

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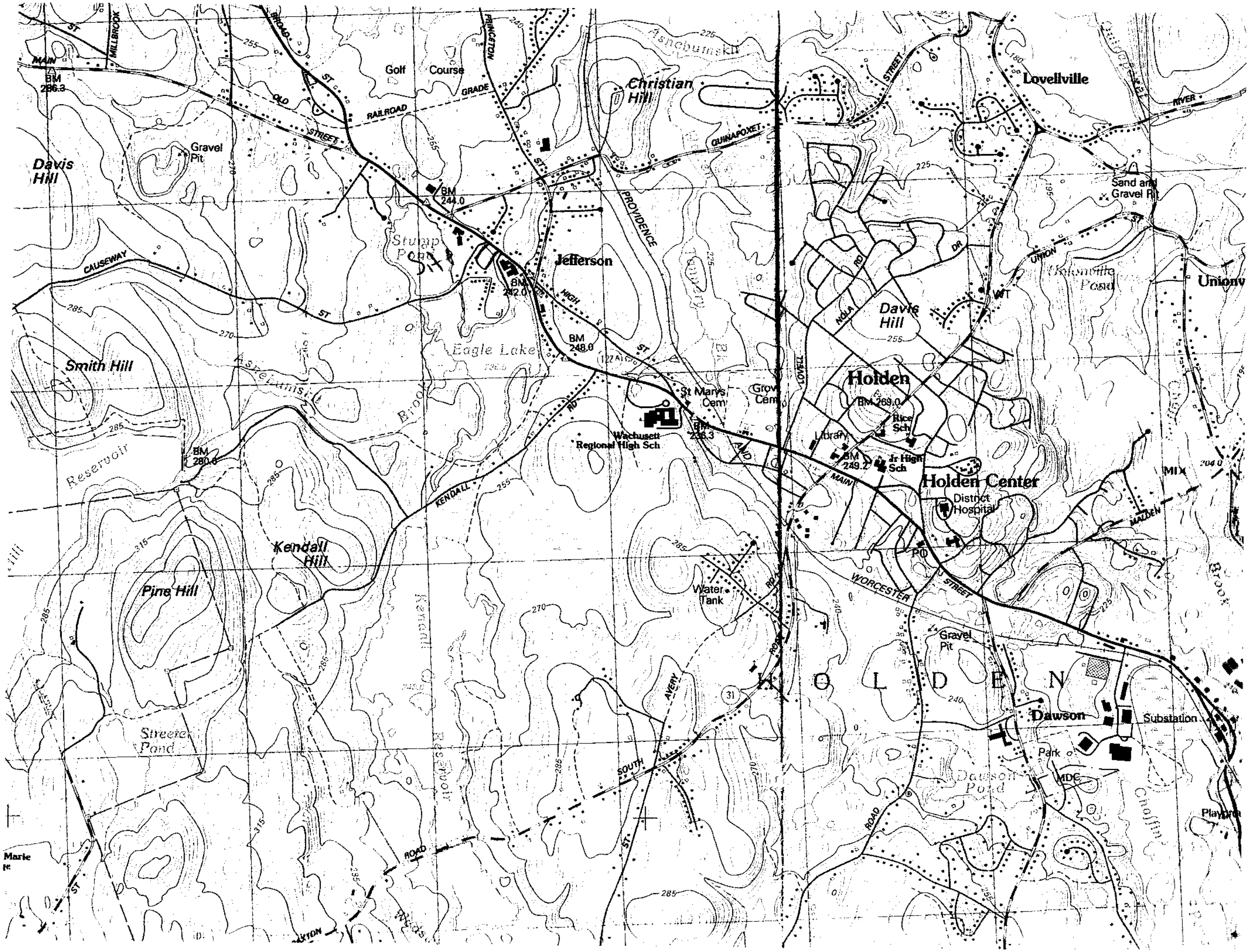
Davis Hill
Golf Course
Christian Hill
Lovellville
Gravel Pit
Stump Pond
Jefferson
Eagle Lake
Smith Hill
Reservoir
Holden
Davis Hill
St Marys Cem
Grove Cem
Wachusett Regional High Sch
Library
Rice Sch
Jr High Sch
Holden Center
District Hospital
Kendall Hill
Pine Hill
Water Tank
Gravel Pit
H O L D E N
Dawson
Substation
Park
Dawson Pond
Streeter Pond
Sand and Gravel Pit
CAUSEWAY
PROVIDENCE
QUINAPOXET
KENDALL
WORCESTER
MAIN
SOUTH
AVERY
MALDEN
UNION
RAILROAD
PRINCETON
MILLBROOK
NOLA
LOVELL