

MEPA Analyst: *Deirdre Buckley*
 Phone: 617-626-1044

NPC

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: Wachusett Woods Residential Subdivision		EOEA #: 13794	
Street: 789 Wachusett Street			
Municipality: Holden		Watershed: Nashua River	
Universal Transverse Mercator Coordinates: Zone 19 ; 256,573 E ; 4,694,090N		Latitude: 42°21'56"N Longitude: 71°50'48"W	
Status of project construction: 95 %complete			
Proponent: Holden Storage, LLC			
Street: 61 Boyden Road, Suite 202			
Municipality: Holden		State: MA	Zip Code: 01520
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Carl Hultgren			
Firm/Agency: Quinn Engineering, Inc.		Street: PO Box 107	
Municipality: Paxton		State: MA	Zip Code: 01612
Phone: (508) 753-7999	Fax: (508) 795-0939	E-mail: chultgren@geicivil.com	

In 25 words or less, what is the project change? The project change involves . . .
 The Applicant proposes to construct a storage building on "Parcel C" of the Wachusett Woods Subdivision. A variance from the Watershed Protection Act is required.
 See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: May 10, 2006

Was an EIR required? Yes No; if yes,
 was a Draft EIR filed? Yes (Date:) No
 was a Final EIR filed? Yes (Date:) No
 was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s):) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

A variance from the Watershed Protection Act is required to construct the proposed building. "Parcel C" was conveyed from Holden Heights LLC to Holden Storage LLC in January 2008.

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6)) Yes No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded? Yes No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate? Yes No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
LAND			
Total site acreage	30.1 acres	0 acres	30.1 acres
Acres of land altered	3.14 acres	0 acres	3.14 acres
Acres of impervious area	±6.53 acres	±1.16 acres (17.7% inc.)	±7.69 acres
Square feet of bordering vegetated wetlands alteration	0 s.f.	0 s.f.	0 s.f.
Square feet of other wetland alteration	0 s.f.	0 s.f.	0 s.f.
Acres of non-water dependent use of tidelands or waterways	0 acres	0 acres	0 acres
STRUCTURES			
Gross square footage	±106,122 s.f.	20,000 s.f. (18.8% inc.)	±126,122 s.f.
Number of housing units	39	0	39
Maximum height (in feet)	30'	0	30'
TRANSPORTATION			
Vehicle trips per day	±547	±98 (LUC 150) (17.9% inc.)	±645
Parking spaces	78	30 (38.5% inc.)	108
WATER/WASTEWATER			
Gallons/day (GPD) of water use	±17,235 gpd	±300 gpd (1.7% inc.)	±17,535 gpd
GPD water withdrawal	0 gpd	0 gpd	0 gpd
GPD wastewater generation/ treatment	±17,235 gpd	±300 gpd (1.7% inc.)	±17,535 gpd
Length of water/sewer mains (in miles)	0.49 mi.	0 mi.	0.49 mi.

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No
2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No
3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities? Yes No
4. impact on 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 No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? Yes No
5. impact upon an Area of Critical Environmental Concern? Yes No

If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
 - (b) a description of material changes to the project as previously reviewed,
 - (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
 - (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).
- (a) Prior to 2006, the site (±30.1 acres) was extensively mined during a gravel pit operation and contained two buildings associated with the gravel pit operation and also contained six "self storage" buildings. The site had access to Wachusett Street and Highland Street. In 2006, an ENF was filed for the Wachusett Woods residential Subdivision (EOEA #13794), a 39 lot residential subdivision with infrastructure located on the western ±18.9 acres the site with a single access to Highland Street. The ENF was filed because the project required a state permit for the construction of ½ mile of sewer main. The remaining ±11 acres that were not included in the subdivision were proportioned into "Parcel B" and "Parcel C" shown on the subdivision plan (WCRD Book 844 Plan 107). "Parcel C" contains the existing buildings that were associated with the gravel pit operation and the "self storage" buildings.
 - (b) On "Parcel C", the Applicant proposes to construct a storage building (100'x200') with a paved access area, parking, utilities, and stormwater controls. The proposed construction is within an area that was previously disturbed and excavated as part of the gravel pit operation. A majority of the "Parcel C" is underlain by a medium yield aquifer as defined in 350 CMR 11.04(1)(f) and a portion of the site where work is proposed is located within the secondary protection zone of a tributary to the Wachusett Reservoir. The proposed work results in an increase in impervious area on "Parcel C" from approximately 2.27 acres (29.2% of the parcel area) to approximately 3.43 acres (44.2% of the parcel area). A variance from the Department of Conservation and Recreation (DCR) is required for any use which renders more than 10% of a lot impervious (except a single family house). This project proposes no changes to the house lots or roadway infrastructure associated with the Wachusett Woods subdivision and access to the proposed project is not provided through the subdivision roadway.
 - (c) The following information is submitted to identify how the proposed changes specifically relate to the factors listed 301 CMR 11.10(6)
301 CMR 11.10(6)(a) – The amount of the proposed changes can be seen in the table on page 2. The proposed increase in impervious area on "Parcel C" requires a variance from 340 CMR 11.04(3) (Watershed Protection Act) and therefore meets a new MEPA

threshold.

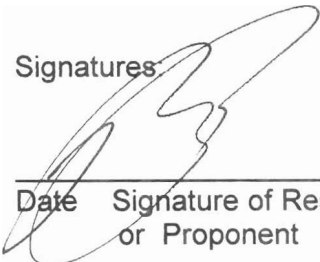
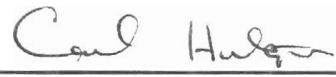
- 301 CMR 11.10(6)(b) – The proposed changes are not expected to result in an increase in emissions, pollutants, or contaminants. Stormwater TSS levels on “Parcel C” are expected to be decreased by the proposed changes.
- 301 CMR 11.10(6)(c) – The proposed changes is not expected to impact the commencement date, completion date or schedule of work for the Wachusett Woods subdivision roadway or lots because the proposed work is not accessed through the subdivision roadway and is not located on a residential lot.
- 301 CMR 11.10(6)(d) – The proposed changes will not change the project site.
- 301 CMR 11.10(6)(e) – The proposed change requires a variance from the Watershed Protection Act. No other new State permits are required. No financial assistance is being sought. “Parcel C” was conveyed from Holden Heights LLC to Holden Storage LLC in 2008.
- 301 CMR 11.10(6)(f) – The proposed changes will not delay any benefits realized through the completion of the Wachusett Woods subdivision. The proposed changes are expected to improve the water quality of stormwater runoff from “Parcel C” by capturing and treating runoff from approximately 2.85 acres of “Parcel C”. The captured stormwater will flow through the proposed sediment forebay and infiltration basin. In the forebay and basin, the stormwater will receive treatment in excess of 80% TSS removal prior to discharge to the Wachusett Street drain system. Currently, stormwater from these 2.85 acres receives no treatment prior to flowing to Wachusett Street.
- 301 CMR 11.10(6)(g) – The project does not involve a lapse of time.
- (d) The work is proposed within an area that had been previously stripped/excavated and will result in the stabilization of that area. Alteration of the natural landscape features on site is not expected as a result of the work. The proposed drain system is expected result in an improvement in stormwater quality on “Parcel C” by reducing TSS levels and providing infiltration.

(d) ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures

	9/30/2008		9/30/08
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing NPC (if different from above)

Robert DiVerdi
Name (print or type)

Carl Hultgren
Name (print or type)

Holden Storage, LLC
Firm/Agency

Quinn Engineering, Inc.
Firm/Agency

61 Boyden Road, Suite 202
Street

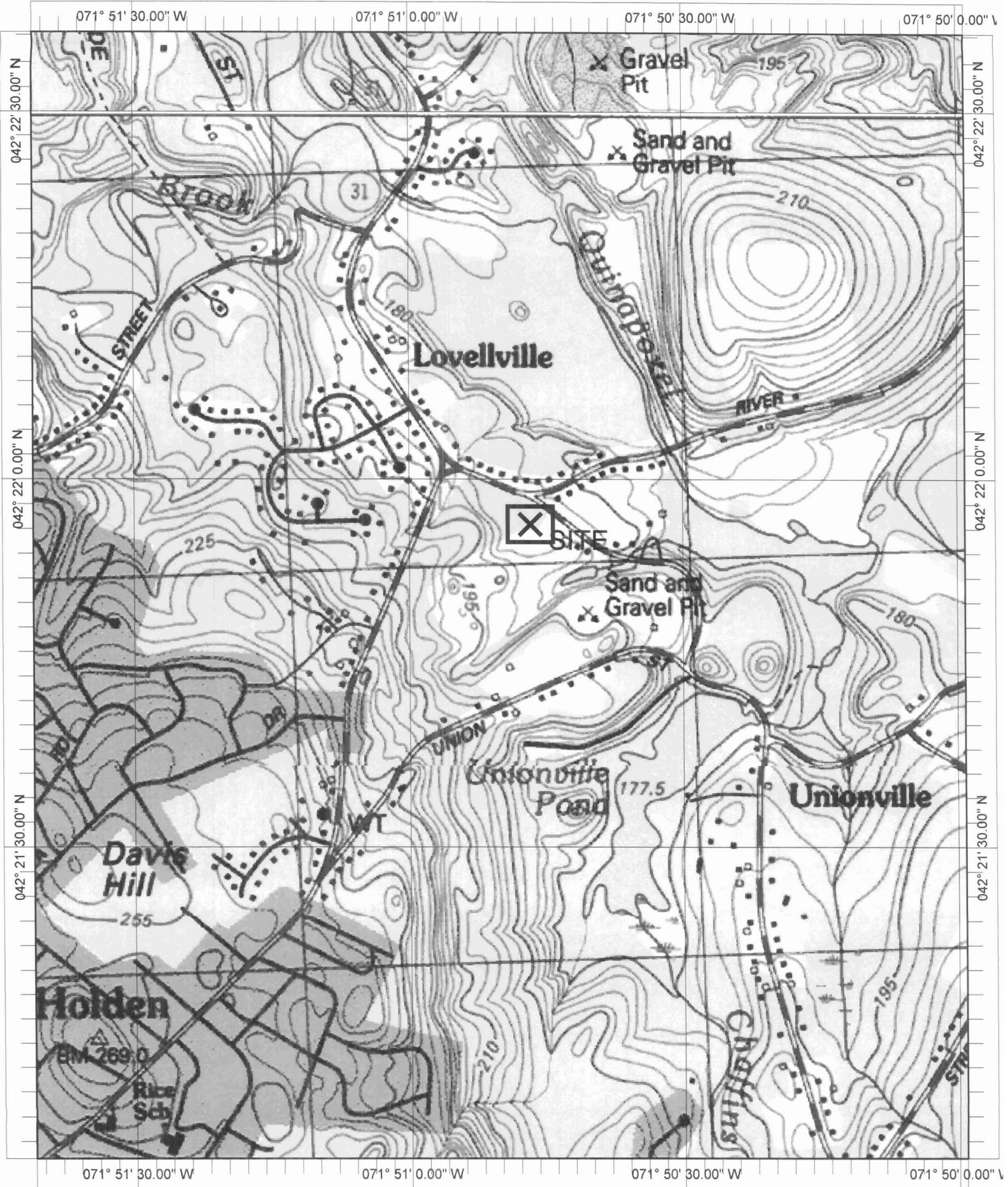
PO Box 107
Street

Holden, MA 01520
Municipality/State/Zip

Paxton, MA 01612
Municipality/State/Zip

Phone

(508) 753-7999 x2
Phone



Name: WORCESTER NORTH
 Date: 9/25/2008
 Scale: 1 inch equals 1000 feet

Location: 042° 21' 50.4" N 071° 50' 50.0" W
 Caption: 789 WACHUSETT STREET
 (WACHUSETT WOODS SUBDIVISION)
 HOLDEN, MA