

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

For Office Use Only
Executive Office of Environmental Affairs
 EOE A No.: 14177
 MEPA Analyst: Aisling Eglinton
 Phone: 617-626-1027

ENF Environmental Notification Form

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: J & k Corner		
Street: 2451 Main Street		
Municipality: Holden, MA.	Watershed: Wachusett	
Universal Tranverse Mercator Coordinates:	Latitude: 42-22	Longitude: 72-55
Estimated commencement date: 4/1/08	Estimated completion date: 8/01/08	
Approximate cost: \$120,000.00	Status of project design: 95	%complete
Proponent: J & K Ventures		
Street: 2451 Main Street		
Municipality: Holden	State: MA	Zip Code: 01520
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Julian P. Votruba		
Firm/Agency: N.E.E.D. LLC.	Street: 2451 Main Street	
Municipality: Holden	State: MA.	Zip Code: 01520
Phone: (508) 829-7222	Fax: (508) 829-7522	E-mail:

- 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):

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

List Local or Federal Permits and Approvals:

- Town of Holden - special permit for site plan review - (Planning Board)
- Town of Holden - order of conditions - (Conservation Comition)
- dcr - variance to watershed regulations

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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 checked="" type="checkbox"/> Watershed Variance | <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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <input checked="" type="checkbox"/> dcr – variance to watershed protection act.
Total site acreage	1.05 Acres			
New acres of land altered		0.13 Acres		
Acres of impervious area	0.15 Acres	0.02 Acres	0.17 Acres	
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	2,084 S.F.	2,204 S.F.	4,288 S.F.	
Number of housing units	0	0	0	
Maximum height (in feet)	28'	28'	28'	
TRANSPORTATION				
Vehicle trips per day	100	100	200	
Parking spaces	22	9	31	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	275 GPD	215 GPD	490 GPD	
GPD water withdrawal	275 GPD	215 GPD	490 GPD	
GPD wastewater generation/ treatment	275 GPD	215 GPD	490 GPD	
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

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.*)

***SEE ATTACHED**

***Proposed Site Plan
J&K Corner***

2451 Main Street
Holden, MA

January 17, 2008

General Project Description

The proposed project is a 1450 square foot addition, upgrade of existing parking area, and the construction of 9 new parking spaces. The project has been designed so that the single and complete use of the premises is as a commercial site. The project has been designed to comply with the Town of Holden Zoning By-laws. Its design complies with the Regional Policy Planning Commission in Worcester, Massachusetts. The site has been designed to provide safe and attractive ways while assuring the highest level of environmental quality protection and preservation of the rural characteristics of the site.

The subject is located in the westerly part of Holden on the south side of Main Street. The project involves construction of a 1450 square foot addition to an existing commercial building. The site currently contains a commercial use building and parking.

Environmental Analysis

Presently the property is developed with most of the land covered by gravel, pavement, broken pavement, and a grass parking lot. There is a bordering vegetated wetland along the side and rear of the property. It appears that previously the entire site has been set up for development. A brook borders the property along the side and rear. The site is entirely within the Wachusett Watershed area.

The site was designed to maintain stormwater releases to below that of existing conditions, and utilize state of the art stormwater management practices to treat runoff, thereby minimizing environmental impacts. The soil type within the watershed is described within this report and on attached plans.

The stormwater management system was designed to attenuate the 2-year, 10-year, 50-year, and 100-year storm as required by Massachusetts Department of Environmental Protection (DEP) Stormwater Management Standards to ensure that there are no adverse impacts in the post developed conditions.

Several techniques were utilized from the DEP's Stormwater Management handbooks to provide the required water quality, attenuate runoff, remove suspended solids, and to provide groundwater recharge. The stormwater management system provides no point discharge therefore not creating any (TSS).

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State- Commonwealth of Massachusetts

The premises are located within the Wachusett Reservoir Watershed, and are subject to the Massachusetts Watershed Protection Act (MGL c. 92 sec. 107A). As such, all wetlands located on the property which are hydrologically connected to a tributary of the Wachusett Reservoir are jurisdictional wetlands under the Act. There is a band of wetlands located at the rear portion of the property. The site is subject to the Watershed Protection Act. The Massachusetts Department of Conservation and Recreation (DCR) has jurisdiction over the wetlands under the Act. Under the Act, the desired alteration of the jurisdictional wetlands is permitted only upon the grant of variance by the DCR. The applicant has filed for the variance with the DCR.

The wetlands on the site border on a tributary to a surface water drinking supply and are therefore Outstanding Resource Waters under the Massachusetts Clean Water Act. The Massachusetts Department of Environmental Protection has jurisdiction over the wetlands. Under the Act, the applicant must obtain a 401 Water Quality Certification from the DEP in order to complete the desired alteration of the jurisdictional wetlands. There is no alteration or fill proposed on the site, therefore a 401 is not required.

Federal

The applicant proposes not to disturb more than one acre of land during the construction phase of the project. A National Pollutant Elimination System (NPDES) Permit is not required.

J&K Corner
2451 Main Street
Holden, MA
January 17, 2008

310 CMR 10.58 Riverfront Area

J&K Ventures, LLC is proposing to put an addition to an existing Professional Building and upgrade the existing parking area to a crushed stone surface for better maintenance and parking, and adding additional parking in a new area.

The existing site was developed in the 1950's. As per the USDA Soil Conservation Service, Worcester County North, the entire site north of the Worcester Brook consists of udorthenis, smoothed soils which per USDA this means fill material from 3 to 30 acres with a depth from 2 to 20 feet. Soil tests have been done on this site, and similar conditions have been found throughout the area that is currently developed, North of Worcester Brook. The average depth of fill material is 60" of moderately drained loamy sand. It is apparent that the site was a low depressed area which was filled during the 1940's and 1950's.

The existing site consists of a 2-story concrete and wood framed building with a paved parking lot and a mix of grass and gravel parking area at the side and rear of the building. A new septic system was installed approximately 4 years ago. The septic system was built on a separate parcel of land, owned by the same owner which is approximately 600' from the brook. The previous septic had been located within 75 feet of the brook. This was a major improvement in the redevelopment process of this property.

The existing site was poorly maintained until the current owners, J&K Ventures, purchased the property in May of 2007 and have made many necessary repairs. The existing paved area was resurfaced, due to deterioration. At that time, the topcoat was higher than the entrance slab of the building due to years of top coat over top coat. When it rained, water was entering the building, but this was easily corrected by resurfacing the area to its original elevations. Cosmetic improvements were also made to both the interior and exterior of the building. The building now contains two thriving businesses.

Due to the years of lack of maintenance, the parking area behind the building needs to be upgraded. To upgrade the parking area and make it a better surface to maintain and park on, the following needs to be done. A 3" layer of grass and silty loam would be removed and replaced with a crushed stone system. --See enclosed plan for details.

The proposed addition is located on the Easterly side of the existing building. This area was chosen because architecturally and aesthetically it flows and connects best with the existing building, and due to the fact that this is the area of the property which is furthest away from the brook and wetlands. The proposed upgrade to the existing parking area will consist of a crushed gravel pervious surface. Additional parking is proposed on the South-Westerly portion of the property, will consist of a crushed gravel pervious surface. –See enclosed plan for details.

The addition, upgrade of the existing, and additional parking area will have no adverse impact on the wetland or brook. In fact, the upgrade to the existing parking surface will help in providing a better water quality system than what exists. –See attached drainage report.

The addition meets the Town of Holden Zoning Bylaws. The site is limited due to the proximity of the brook and wetlands. The applicant purchased the property with plans to improve and expand, and it was chosen primarily for its location. The closest commercial zoned property is 2 ¼ miles east.

The applicant has been approached by the current tenants, who need additional space in order for their businesses to expand and provide more services, and also for the parking surface to be upgraded for better maintenance and use. A gravel stone surface will solve both issues, without adding additional impervious surface. The tenants also believe that the location of this site has greatly contributed to their success, and would like to grow in their present location in Holden.

As previously stated, the site was initially developed in 1950 or so. The building and alterations have existed since that time. Numerous uses have occurred since it was built, such as auto repair, auto sales, gas sales, antique shop, and apartment to name a few. The applicant is proposing additional space for office space and the beauty salon. The proposed use has far less impact on the site and resource areas than previous uses.

As required by 310CMR (4)(c) 1 (a)(b)(c)(d), please find the following alternatives to the project:

Alternative#1- The construction of an addition, upgrade the existing parking area, and construct additional parking. –See enclosed site plan.

Alternative#2- The construction of an addition and upgrade the existing parking area. –See the enclosed site plan disregarding the proposed parking area on the southwest portion of the property.

Conclusion:

Alternative#1 is the best possible alternative. It is aesthetically pleasing and follows the character of the property and the surrounding area. It provides the additional office space needed without adding impermeable area to the site. It is cost effective along with upgrading the existing parking area to make it easy to maintain. The upgrades should actually help water quality. This alternative also provides additional parking.

Alternative#2 would provide all of the benefits of alternative#1 with the exception of the additional parking. It is aesthetically pleasing and follows the character of the property and the surrounding area. It provides the additional office space needed without adding impermeable area to the site. It is cost effective along with upgrading the existing parking area to make it easy to maintain. The upgrades will actually help water quality.

310 CMR 10.58(c)1- Definition of Practible

The proposed addition conforms to this section as being practible because the cost involved for the project is reasonable. The proposed addition will be connected to the existing building. There are no structural or costly modifications needed to the existing building for the addition. The parking sub-grade exists and only a resurfacing of gravel & stone with the permeable paver system is proposed. This new technology will be implemented on this site and will improve the condition and runoff characteristics that exist. -See plans and drainage enclosed.

The site currently is used for commercial use and the proposal is to expand on that use. The site complies with Zoning, DEP Title 5, and local Board of Health requirements. There is no other practible alternative for this site. The location of the brook and how the site was built in the 1950's limits the alternatives available for the site's use to what has been proposed.

The site has been carefully evaluated to provide the best use and configuration available, which also conforms with local zoning, DEP Title 5, and the Wetland & Watershed Protection Acts.

If you have any questions, or need any further information, please feel free to contact me at (508) 829-7222.

Sincerely,

Julian P. Votruba