

For Office Use Only Executive Office of Environmental Affairs
MEPA Analyst:
Phone: 617-626-

# 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: Kettle Brook Lofts		EOEA #: 13763	
Street: 1511 Main Street			
Municipality: Worcester		Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 19 0263829E 4680197N		Latitude: 042° 14' 23" N Longitude: 071° 51' 43" W	
Status of project construction: 2 %complete			
Proponent: Kettle Brook Lofts, LLC			
Street: 1511 Main Street			
Municipality: Worcester		State: MA	Zip Code: 01603
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Jeffrey W. Howland, P.E.			
Firm/Agency: Graves Engineering, Inc.		Street: 100 Grove Street	
Municipality: Worcester		State: MA	Zip Code: 01605
Phone: 508-856-0321	Fax: 508-856-0357	E-mail: jhowland@ gravesengineering.com	

<p>In 25 words or less, what is the project change? The project change involves . . .</p> <p><b>Applicant purchased the adjacent property with a MACRIS listed structure which will be demolished allowing for the parking lot and bridge to be re-configured.</b></p> <p>See full project change description beginning on page 3.</p>
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Date of ENF filing or publication in the Environmental Monitor: March 22, 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:

An Order of Conditions from the Conservation Commission will need to be Amended.

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))

X Yes  No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes X No; if yes, attach the Certificate

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

Summary of Project Size & Environmental Impacts	Previously reviewed	Net Change	Currently Proposed
<b>LAND</b>			
Total site acreage	7.68 acres	0.47 acres	8.15 acres
Acres of land altered	3.33 acres	1.30 acres	4.63 acres
Acres of impervious area	3.22 acres	0.16 acres	3.38 acres
Square feet of bordering vegetated wetlands alteration	0 sq. ft.	0	0
Square feet of other wetland alteration	350 sq. ft. (riverfront area)	0	350 sq. ft. (riverfront area)
Acres of non-water dependent use of tidelands or waterways	0	0	0
<b>STRUCTURES</b>			
Gross square footage	120,306 sq. ft.	- 4,761 sq. ft.	115,545 sq. ft.
Number of housing units	111 units	0 units	111 units
Maximum height (in feet)	60 feet	0	60 feet
<b>TRANSPORTATION</b>			
Vehicle trips per day	710	0	710
Parking spaces	168	16	184
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	18,260 gpd	0	18,260 gpd
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	18,260 gpd	0	18,260 gpd
Length of water/sewer mains (in miles)	0.28 miles (gravity & force main)	0	0.28 miles (gravity & force main)

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:

**The Applicant has purchased the adjoining parcel (1543 Main Street) that includes a structure listed on the MACRIS list known as the Ashworth & Jones House. We have petitioned the Worcester Historical Commission and received a waiver from the one year delay in demolition of the structure. In the deliberation process, we were requested to meet with Preservation Worcester to determine if the structure could be salvaged either for reuse on-site or to relocate the structure to another location. After touring the building, it was determined the structure was in such disrepair and had been modified significantly that the reuse and/or relocation was not possible without significant financial cost.**

**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).

**The previously reviewed project was to restore a majority of the existing mill building into a 109-unit residential condominium with significant portion of the parking in the rear of the building with access to the rear of the site via a new bridge constructed over the Kettle Brook. In addition 2 lots single family house lots have been ANR'd off the original parcel.**

**With the purchase of the abutting parcel, the bridge can be relocated to the west, which makes the span over the Kettle Brook shorter. The shorter span opens allows for more options in bridge manufacturers and styles, making for more competitive bids. In addition, with the additional area in front of the building, more parking spaces can be constructed in the front of the building (Phase I) before the bridge is required to be constructed providing the applicant with the ability to market and sell more units providing capital to offset the**

**cost of the bridge.**

**An offset of the additional spaces in front of the building allows for fewer parking spaces in the rear of the building. This results in more green space, elimination of 15 foot tall retaining walls, and better overall circulation for vehicle and pedestrian traffic. The rear of the site borders lands of the Greater Worcester Land Trust and h the increased green space allows the two uses to be more conducive to one another.**

**The project is located along the banks of Kettle Brook and both parcels (previously reviewed and the additional parcel) have been developed. Trash and debris will be removed from the site, as necessary. The new parcel will be regraded and landscaped where appropriate. The previous review limited the site improvements to locations that had previously been disturbed. The site drainage is being designed to meet full compliance with MA DEP Stormwater Management including the areas that can be classified as redevelopment.**

