

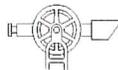
Notice of Intent
and supporting information for
PROPOSED PARKING EXPANSION
115 NORTHEAST CUTOFF
Worcester, Massachusetts
TLAI Job # 348-3261C

February 11, 2020

THOMPSON-LISTON
ASSOCIATES, INC.

Professional Engineers Professional Land Surveyors
Erosion Control Specialists

51 Main Street, Post Office Box 570
Boylston, Massachusetts 01505-0570
Telephone 508-869-6151 FAX 508-869-6342
www.thompsonliston.com

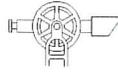


Notice of Intent
115 Northeast Cutoff, Worcester, Massachusetts

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February 11, 2020

Worcester Conservation Commission
Joseph Charpentier, Chairman
City Hall
455 Main Street, Suite 404
Worcester, Massachusetts 01608

Re: Notice of Intent
Proposed Parking Expansion
115 Northeast Cutoff, Worcester, MA
TLAI Job # 448-3261C

Dear Mr. Charpentier and Members of the Commission:

I enclose for your review the following

- (1) An original and a copy of a Notice of Intent for the above referenced project
- (2) Copies of Filing Fee checks submitted earlier:
 - \$1,537.50 NOI Filing Fee WPA
 - \$2,075.00 Local Stormwater Permit Application Fee

The project site, formerly the home of Allegro Microsystems, is situated on the westerly side of Northeast Cutoff, between East Mountain Street (Holden Street, Shrewsbury) and Boylston Street, and is bounded northerly by Clark Street School, and athletic fields, westerly and southwesterly by Great Brook Valley, southerly by athletic fields, and comprises 40 acres of land. Approximately 20 acres of the site was developed and formerly used as a manufacturing plant, and includes existing parking and loading areas, storage and maintenance buildings, and detention basins. The subject premises is owned by 115 Northeast Cutoff Realty Trust.

115 Northeast Cutoff Realty Trust proposes the construction of new parking lots for WPS transportation and facility maintenance department needs for fleet vehicle and employee parking, and to serve second floor office tenants in Building 2, along with appurtenant access driveways, stormwater management facilities, site grading, and various other improvements.

The applicant has submitted applications to the Planning Board for approval of a Special Permit for impervious areas in the WRPOD GP-2 Overlay District and Site Plan Approval. The Special Permit and Site Plan are currently under review and we are anticipating a March 11, 2020 public hearing. \

Glenn E. Krevosky of EBT Environmental Consultants, Inc. has delineated the wetland resource areas that are present on the site, and has prepared a report describing the site. The wetland resource area locations including the BVW and Bank, were surveyed and added to the plan by this firm and from those resource areas, the 25-ft Riverfront Area, 100-ft buffer zones, local 15-ft

and 30-ft regulatory buffers were added. See the accompanying report prepared by EBT and existing conditions plans.

Work Proposed

115 Northeast Cutoff Realty Trust proposes the construction of expanded parking areas for buses, school department vehicles and employees to house the Worcester Public Schools (WPS) transportation department and facilities maintenance departments. The work proposed under the jurisdiction of the Conservation Commission includes clearing and grubbing, preparation of the site for the proposed work, construction of two driveway wetland crossings with fill slopes, and placement of fill in a wetland to expand a loading dock in a third location, construction of parking areas, stormwater facilities, grading, and other site improvements in the buffer zone.

Jurisdiction of the Wetland Protection Act and Regulations includes the following:

- Category 2.b.) Construction of four parking lots
- Category 3.a.) Construction of a commercial site

Jurisdiction of the Worcester Wetland Protection Ordinance includes the following:

- Category 2) 2) Construction for four parking lots
- Category 3) 2) Construction on a commercial site
- Category 4) 11) Wetland Replication

As described in the plans, the applicant proposes to implement Best Management Practices (BMPs), including the deployment of a sedimentation control barriers, cutoff swales and berms, sediment sumps, and temporary sediment basins, during the construction of this project. Stormwater management measures will comply with DEP's Stormwater Standards, as described in the Accompanying Drainage Report and Calculations. Details of structural BMP's and storm water structures are included in the plans, together with a comprehensive Stormwater Pollution Prevention Plan. The construction period and long term Operation and Maintenance Plan plans are included in the Drainage Report.

Description of Work

With over 600 vehicles on site, two exclusive entrances/exits must be provided for the WPS use of the site; the access routes must be exclusive to WPS to limit the change of property damage and so they can be secured. In other words, the buses cannot pass through another tenant's lot, nor can another tenant's employees pass through the exclusive WPS lot. After hours access will require a key card. To avoid crossover traffic, and to minimize bus vs. pedestrian crossings, two exclusive entrances/exits are proposed directly from Northeast Cutoff.

Wetland Alteration Area #1: A driveway could not be constructed along the Northeast Cutoff frontage that would avoid all wetland alteration. The location of the wetland crossing along the frontage was selected in a location that would allow a space for wetland replication to be constructed between the two driveways. Along the property's frontage with Northeast Cutoff, a shallow excavated swale at the back of sidewalk flows partly within an existing pipe at its northerly end, and is an open channel below that point. The swale must be interrupted to construct the proposed driveways; it has been identified as an intermittent stream with adjacent BVW (Wetland C) and it appears to carry all of the discharge from the pond. The elevation of

the swale relative to the edge of the road and walk presents a challenge. In order to construct a conduit of sufficient strength and cover to pass over with a school bus, the culvert must be constructed at a grade below the existing pipe and swale. Excavating for the driveways in this area to allow passage of runoff under the driveways at a lower grade requires the alteration of wetland resource areas to relocate the flow path at a lower elevation. Between the two driveways, Wetland Replication Area #1 will provide mitigation of Land Under a Waterway (LUWB), Bank, and Bordering Vegetated Wetland (BVW). Downstream of the driveway crossing, the Replication Area #1A continues as the channel extends and blends into the existing elevations near Flags C5-C6.

Wetland Alteration Area #2 is adjacent to Building 7 and Wetland E. In this area, access to the storage building is difficult, and additional maneuvering space is needed to allow a truck to reach the building for loading and unloading. The outlet pipe from the detention basin at the northwest corner of the site leaves the constructed wetland/pond just in a depression in this intermittent stream path through Wetland E. The previously constructed detention pond and swale are identified as wetland resource areas due to the soils, hydrology, and plants that are present. The proposal plan shows the alteration of the wetland in this area, extension of the outlet pipe, construction of a headwall, placement of fill, and expansion of the paved area. Replication Area 2 is proposed as mitigation of BVW on the west side of the wetland near Flags E58-E59. The Bank and LUWB are proposed to be mitigated in Wetland Replication Area 3.

Wetland Alteration Area #3: In order to reach all of the lots where buses will be parked, it is necessary to have a driveway wide enough to safely pass two buses and to have a sidewalk for safe passage of employees between the lots and the offices in Building 2 where the WPS transportation management, training and support will be located. One must also consider the slope and alignment of the driveways for bus access. Reaching the rear lot where buses will be parked is a challenge. We looked for a route that would avoid wetland resource area alteration, but tearing down existing buildings, and constructing a driveway near the loading docks were ruled out as options. The access route must be flat enough for buses to drive up the hill, and we have to avoid having buses drive through an active loading area that might be blocked at times. The best route to construct an adequate driveway and walkway to reach the rear lot involves the driveway route shown as Wetland Alteration Area #2, near Building 3. Just south of the proposed fills section, an existing cart road crosses the wetland at a much lower grade than would allow access to the higher grade of the rear lot. In this area, a large box culvert over the stream channel will minimize the loss of bank and LUWB, a retaining wall will also limit the extent of the BVW fill section, and we propose the removal of the existing 30" pipe culvert and cart path crossing. In this location, a wetland replication area including LUWB, Bank, and BVW is proposed adjacent to and as an expansion of Wetland B as mitigation.

Mitigation Wetlands

In an effort to balance the environmental effects of the resource area alteration, three replication wetland areas are proposed in close proximity to Crossings #1, #2, and #3. The area of the replication wetland resources is designed at a ratio of 1.5:1, meaning 1,5 sq. ft. of replication will be created for each 1 sq. ft. that is altered. A detail showing the installation of the replication wetland, including a planting table, has been provided to ensure that it will be vegetated and provide wetland functions after its installation. [See Plan Sheet C4.3]

The wetland alteration areas and mitigation areas are summarized in the following tables:

Table A
Summary of Proposed Wetland Resource Alterations

Location	Bank	BVW	Land Under Waterway
Crossing #1 at Driveway from Northeast Cutoff	590 ft.*	647 sq. ft.	1,150 sq. ft.
Crossing #2 Fill near Building 7	62 ft.	253 sq. ft.	193 sq. ft.
Crossing #3 at Access to Bus Parking Lot	150 ft.	264 sq. ft.	904 sq. ft.*
Totals	802 ft.*	1,164 sq. ft.	2,247 sq. ft.

*Includes LUWB where open bottom culvert is proposed

Table B
Summary of Proposed Wetland Replication Areas

Location	Bank	BVW	Land Under Waterway
Replication Area #1 near Northeast Cutoff	625 ft.	2,712 sq. ft.	1,926 sq. ft.
Replication Area #1A near Northeast Cutoff	240 ft.	0 sq. ft.	693 sq. ft.
Replication Area #2 near Building 7	0	281 sq. ft.	0
Replication Area #3 at Wetland B	217 ft.	1,108 sq. ft.	1,753 sq. ft.*
Totals	1,082 ft.*	4,101 sq. ft.	4,372 sq. ft.

*Includes LUWB inside open bottom box culvert

No Work in Riverfront Area

No work is proposed in the Riverfront Area or within the Worcester 15-ft regulatory setback.

Other than at the three wetland alteration areas, where headwalls and retaining walls are proposed to limit the footprint of the alteration, and culverts will be installed, no permanent structures are proposed within the Worcester 30-ft regulatory setback.

Buffer Zone Work

The construction of the access drives, parking areas and stormwater systems will entail earth moving operations within the buffer zone. Stormwater discharge pipes have been situated as far as possible from the wetland boundaries. Rip rap splash pads are proposed at every pipe

discharge. While there are extensive cut and fill areas beyond the buffer zone, fill will be placed in close proximity to the wetland boundary in several areas.

Vegetated slope areas outside the paved parking lots will have stabilized vegetated with slopes up to 2.5:1, with staked rolled erosion control products over the topsoil and seed. These slopes will become reinforced as the vegetation and root system grows and binds the slopes to the underlying soil. In these areas, no stormwater discharges are proposed.

The parking areas are relatively flat, and will be surrounded by curbs, and the runoff directed to a system of catch basins, pipes, and hydrodynamic separators, which provide superior separation of floatables and suspended solids, and then into subsurface stormwater detention/infiltration ponds. We have sited the infiltration systems in areas of fill over permeable soils, and to the extent possible, have sited the downstream surface detention basins in areas where a sufficient strata of native soil exists. The large roof areas of Buildings 1 and 2 will be directed to a subsurface infiltration system to the east of the building, as shown on the plan. (See Site Plans)

Construction Process

As the work site is largely vegetated, the first steps of the site preparation will involve improving the temporary access routes, cutting trees, removing and/or chipping trees and branches; and establishing a construction staging area. In addition to the site entrance mat, an improved surface area should be constructed as the staging area. After removing trees from the work area, erosion control measures will be installed and the clearing and grubbing stage of work will continue. The stumps will be bulldozed and removed and the loam will be stockpiled and protected against erosion in areas of the site where a construction staging and stockpiling area will be established.

Additional BMPs including temporary settling basins sized for the contributing areas will then be installed. In those areas where construction activities are to take place, temporary settling basins will be provided to collect sediment and shall be in place before excavation in each of those individual areas commences. During hauling operations among the various areas of the site, the haul route shall be protected from erosion in accordance with Best Management Practices.

This process is described in the plans in more detail in the Stormwater Pollution Prevention Plan. The plans include the proposed construction sequence describing measures to be installed prior to work in each area and the progression of work from construction of a construction site access drive, protection of wetland resources, and the deployment and maintenance of BMPs. The plans also include a Stormwater Pollution Prevention Plan describing several types of the BMPs that will be used to guard against migration of soils and pollution of runoff. (See Site Plans)

Best Management Practices (BMPs) include: timely stabilization of slopes, protection of stockpiles, sediment sumps, sedimentation control barriers, swales, temporary settling basins, site entrance mats, and rip rap outlet protection are used to catch and trap the migrating soil materials. These items may be temporary or permanent depending upon the needs of the site design and their proximity to wetland resource areas and to abutting properties, streets or paths of off-site conveyance. Additional BMPs may be added during the earth moving operations as conditions warrant.

Site Soils

The Drainage Report [See Drainage Report] includes maps and descriptions of the existing soils on site. The soil maps and related NRCS soil data were referenced to determine the runoff curve number used in the Drainage Calculations for the project. The soils were identified from the soil map and characterized by their Soil Conservation Service (S.C.S.) soil series and their respective Hydrologic Soil Groups.

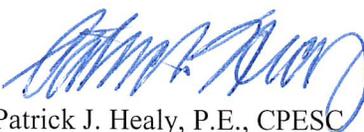
Stormwater

The Drainage Report and Calculations describes pre-development and post-development site conditions by using the type of cover and the soil characteristics, hydrologic soil group, times of concentration, drainage patterns, and rainfall data to model the peak rates and volumes of runoff. Offsite watershed contributing flows to Poor Farm Brook were modeled using Streamstats public domain data. Our calculations show that the post-development rate of runoff and volume will not exceed the pre-development rate of runoff or volume of runoff for all of the studied storms. The Drainage Report includes the DEP Stormwater Form and a narrative explaining how the project complies with the DEP Stormwater Standards. The Drainage Report includes Drainage Area Plans, updated and Calculations for the catch basins and pipes. [See Drainage Report]

We look forward to attending your upcoming meeting to present the plans. We hope to schedule a site walk with you in the near future. Thank you for your kind attention to this material.

Very truly yours,

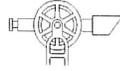
THOMPSON-LISTON ASSOCIATES, INC.



Patrick J. Healy, P.E., CPESC
Project Engineer

cc: DEP Central Regional Office

THOMPSON-LISTON
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Boylston, Massachusetts 01505-0570

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Notice of Intent
Proposed Parking Expansion
115 Northeast Cutoff, Worcester, Massachusetts

Project Team

Owner/Applicant

115 Northeast Cutoff Realty Trust
1 West Boylston Street, Suite LL05
Worcester MA 01605
Contact: Mel Chacharone, Trustee
(508) 853-5066-

Attorney:

Stephen Madaus, Esq.
Mirick O'Connell
100 Front Street
Worcester MA 01608
(508) 929-1630

Wetlands Consultant

Glenn E. Krevosky
EBT Environmental Consultants, Inc.
601 Main Street
North Oxford, MA 01537
office: 508-987-0979 cell: 508-769-3659

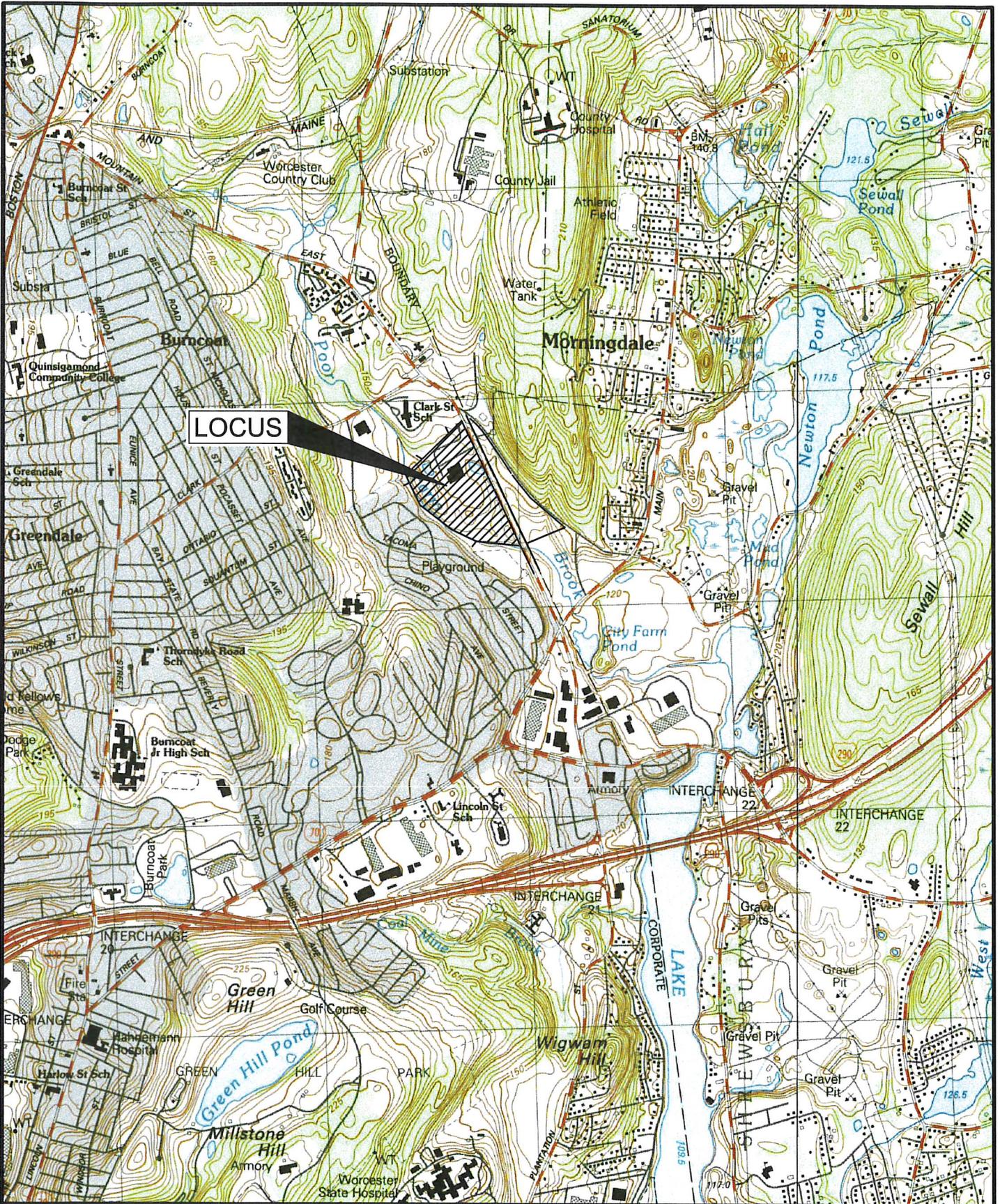
Civil Engineer

Patrick J. Healy, P.E.
Thompson-Liston Associates, Inc.
51 Main Street
P. O. Box 570
Boylston, MA 01505
(508) 869-6151

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115 Northeast Cutoff, Worcester, Massachusetts

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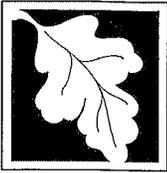
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Boylston, Massachusetts 01505-0570
Telephone (508) 869-6151 FAX (508) 869-6842

LOCUS MAP FROM USGS MAP
115 NORTHEAST CUTOFF
WORCESTER, MASSACHUSETTS
JANUARY 12, 2020



SOURCE: 1:25,000 USGS QUADRANGLES (MASSGIS)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Worcester

City/Town

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>115 Northeast Cutoff</u>	<u>Worcester</u>	<u>01606</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>N42.30899</u>	<u>W71.76743</u>
	d. Latitude	e. Longitude
<u>52</u>	<u>Block 6, Parcels 1 & 2</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Meletios</u>	<u>Chacharone, Trustee</u>	
a. First Name	b. Last Name	
<u>115 Northeast Cutoff Realty Trust</u>		
c. Organization		
<u>1 West Boylston Street, Suite LL05</u>		
d. Street Address		
<u>Worcester</u>	<u>MA</u>	<u>01606</u>
e. City/Town	f. State	g. Zip Code
<u>508-853-5066</u>	<u>508-853-9975</u>	<u>mel@chacharone.com</u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

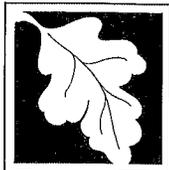
<u>same</u>		
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Patrick</u>	<u>Healy</u>	
a. First Name	b. Last Name	
<u>Thompson-Liston Associates, Inc.</u>		
c. Company		
<u>PO Box 570, (51 Main Street)</u>		
d. Street Address		
<u>Boylston</u>	<u>MA</u>	<u>01505</u>
e. City/Town	f. State	g. Zip Code
<u>508-869-6151</u>	<u>none</u>	<u>patrick.healy@tlainc.net</u>
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$3,050.00</u>	<u>\$1,512.50</u>	<u>\$1,537.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
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A. General Information (continued)

6. General Project Description:

The applicant proposes to construct new access driveways, parking areas, and stormwater management systems, including a wetland crossing, two areas of wetland fill, and work in the buffer zone. See the Stormwater Report and Site Plans for a more thorough description of the scope of work.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

91

c. Book

18181

b. Certificate # (if registered land)

181

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

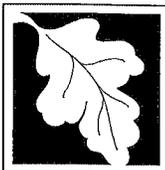
Online Users:
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input checked="" type="checkbox"/> Project Involves Stream Crossings	_____	_____
	3	3
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

1/21/20 on
MassGIS

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

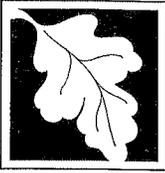
2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number _____

Document Transaction Number _____

Worcester

City/Town

C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
 2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
 3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

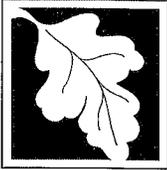
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Worcester

City/Town

C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

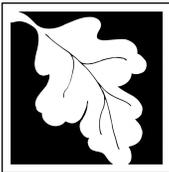
D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
Worcester	
City/Town	

D. Additional Information (cont'd)

- 3. Identify the method for BWV and other resource area boundary delineations (MassDEP BWV Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

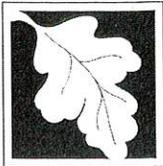
<u>Definitive Site Plan of Land at 115 Northeast Cutoff, Worcester, Massachusetts (multiple sheets)</u>	
a. Plan Title	
<u>Thompson-Liston Associates, Inc.</u>	<u>Patrick J. Healy, P.E.</u>
b. Prepared By	c. Signed and Stamped by
<u>February 10, 2020</u>	<u>Varies</u>
d. Final Revision Date	e. Scale
<u>Stormwater Report</u>	<u>January 16, 2020</u>
f. Additional Plan or Document Title	g. Date
- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

- 1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

<u>1175</u>	<u>Feb. 12, 2020</u>
2. Municipal Check Number	3. Check date
<u>1177</u>	<u>Feb. 12, 2020</u>
4. State Check Number	5. Check date
<u>CP 115 Northeast Cutoff, LLC</u>	
6. Payor name on check: First Name	7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Worcester

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2/12/20

2. Date

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

4. Date

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

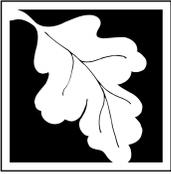
For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

<u>115 Northeast Cutoff</u>	<u>Worcester</u>
a. Street Address	b. City/Town
<u>1177</u>	<u>\$ 1,512.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Meletios</u>	<u>Chacharone, Trustee</u>	
a. First Name	b. Last Name	
<u>115 Northeast Cutoff Realty Trust</u>		
c. Organization		
<u>1 West Boylston Street, Suite LL05</u>		
d. Mailing Address		
<u>Worcester</u>	<u>MA</u>	<u>01606</u>
e. City/Town	f. State	g. Zip Code
<u>508-853-5066</u>	<u>508-853-9975</u>	<u>mel@chacharone.com</u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>Same</u>		
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

Statement of Fee Calculation
 City of Worcester Wetlands Protection Ordinance & Regulations

Project: 115 Northeast Cutoff, Worcester

Date: January 22, 2020

7.2.3 Fees

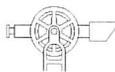
Step 1/Type of Activity	Step 2/Number Of Activities	Step 3/Individual Fee	Step 4/Subtotal Activity Fee
Category 2) 2)	4	200.00	800.00
Category 3) 2)	1	500.00	500.00
Category 4) 11)	1	750.00	750.00
Advertising Fee	1	25.00	25.00

Step5/Total Project Fee: \$ 2,075.00

Payments:

Make Checks Payable to the City of Worcester.

Print Form

THOMPSON-LISTON
ASSOCIATES, INC.*Professional Engineers Professional Land Surveyors**Erosion Control Specialists*

51 Main Street, Post Office Box 570
Boylston, Massachusetts 01505-0570
Telephone 508-869-6151 FAX 508-869-6542
www.thompsonliston.com

February 11, 2020

Notice to Abutters

Re: Proposed Site Improvements
115 Northeast Cutoff, Worcester, MA
Assessor's MBL 52/6/1&2

Dear Sir or Madam:

Please be advised that 115 Northeast Cutoff Realty Trust has filed a Notice of Intent with the Worcester Conservation Commission and the Massachusetts Department of Environmental Protection pursuant to the requirements of the Massachusetts Wetlands Protection Act.

The applicant proposes to construct an expanded parking area on its 40-acre site, formerly owned by Allegro Microsystems, located on the westerly side of Northeast Cutoff, between East Mountain Street (Holden Street, Shrewsbury) and Boylston Street, and located southerly of Clark Street School, and easterly and northeasterly of Great Brook Valley. The work entails two new driveway crossings and culverts affecting bordering vegetated wetlands, bank, and land under waterways. Work in the buffer zone includes expansive parking areas, grading work, stormwater management facilities, and wetland replication areas.

Copies of the Notice of Intent are on file with the Division of Planning and Regulatory Services, City Hall, 455 Main Street, Suite 404, Worcester, Massachusetts, where they may be viewed from 8:30 a.m. to 5:00 p.m. Mon-Fri. Copies may also be examined or obtained at the office of the applicant's representative, Thompson-Liston Associates, Inc., 51 Main Street, Boylston, Massachusetts, by appointment, between the hours of 9:00 a.m. and 5:00 p.m., Mon-Fri. For additional information about this application, you may call me at 508-869-6151.

The Conservation Commission will conduct a Public Hearing on the Notice of Intent filing. Notice of the exact time and place of the hearing will be posted at City Hall not less than 48 hours in advance, and will be published at least five days in advance in a newspaper of general circulation. You are invited to attend this meeting to hear a presentation of the plans and to present the Conservation Commission with any questions or comments you may have.

For additional information about the Wetlands Protection Act, you may contact the Conservation Commission's office 508-799-1400 x 3 or the Massachusetts DEP at 508-792-7650.

By:

Patrick Healy, P.E., CPESC
Thompson-Liston Associates, Inc.

cc: Conservation Commission

CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.
City Manager



William J. Ford, AAS
City Assessor

Administration and Finance
Division of Assessing

Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 6 X Abutters

Owner: CHACHARONE MELETIOS D +

Owner Mailing: _____

Petitioner (if other than owner): THOMPSON LISTON

Petitioner Mailing Address: _____

Petitioner Phone: 508-869-6151

Parcel Address: 115 NORTHEAST CUTOFF

Assessor's Map-Block-Lot(s): 52-006-01+02

Variance: _____ Special Permit: _____ Planning: _____ Definitive Plan: _____
Liquor; _____ ConComm: : X Hist: _____ Other (Specify): _____

52-006-01+02	CHACHARONE MELETIOS D +	0001 W BOYLSTON STREET STE LL05	WORCESTER MA 01605
52-007-00001	CITY OF WORCESTER SCHOOL DEPT	20 IRVING ST	WORCESTER MA 01609
52-007-02+2A	CITY OF WORCESTER	455 MAIN ST CITY MANAGER	WORCESTER MA 01608
52-007-02+2C	CITY OF WORCESTER CITY MANAGER	455 MAIN STREET	WORCESTER MA 01608
52-INX-0001D	CITY OF WORCESTER PARKS DEPT	455 MAIN STREET	WORCESTER MA 01608
52-INX-0003B	WORCESTER HOUSING AUTHORITY	40 BELMONT STREET	WORCESTER MA 01605

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot(s) 52-006-01+02 as cited above.

Certified by: 
Signature

9-20-2019
Date

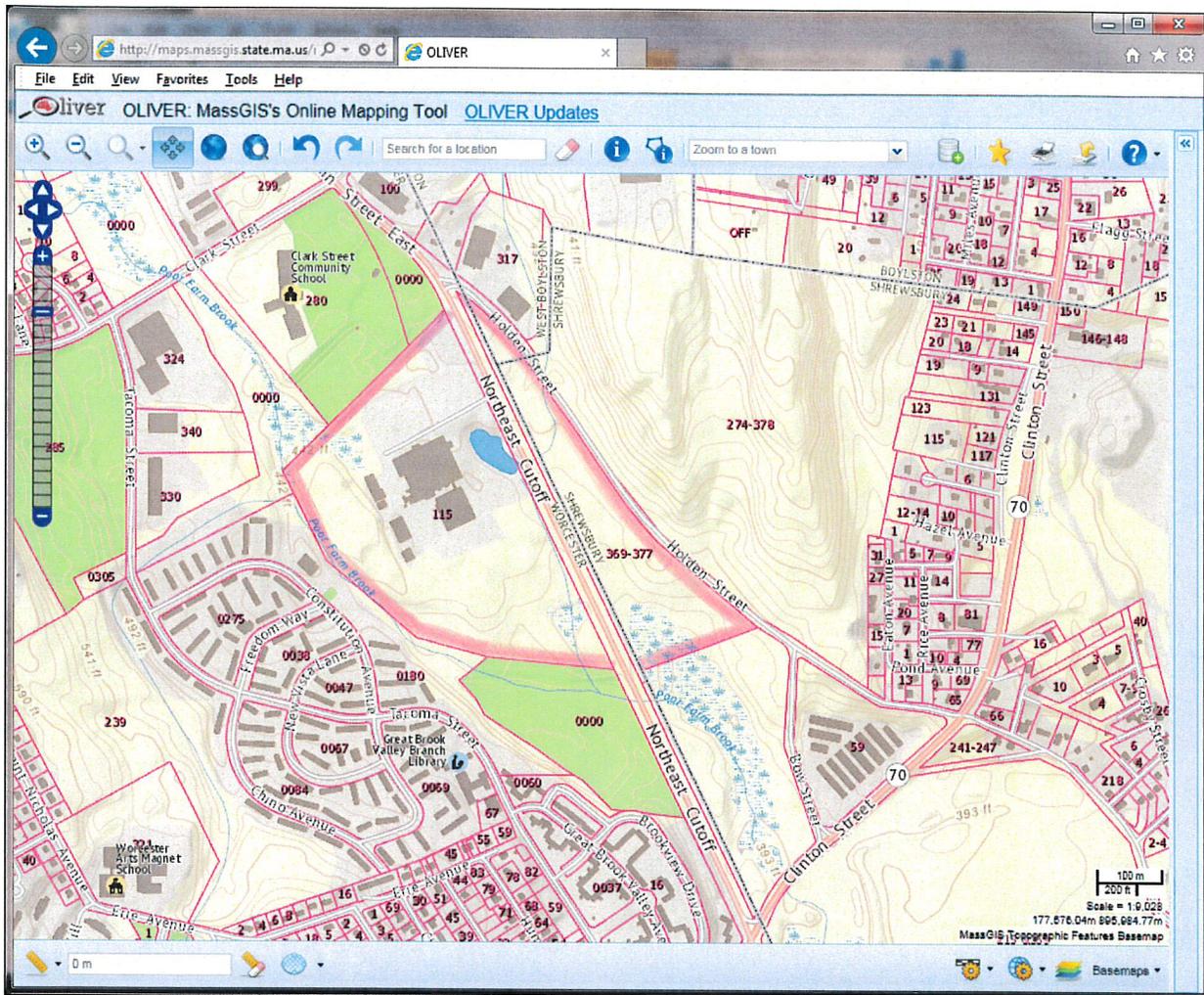
Abutters in Abutting Towns

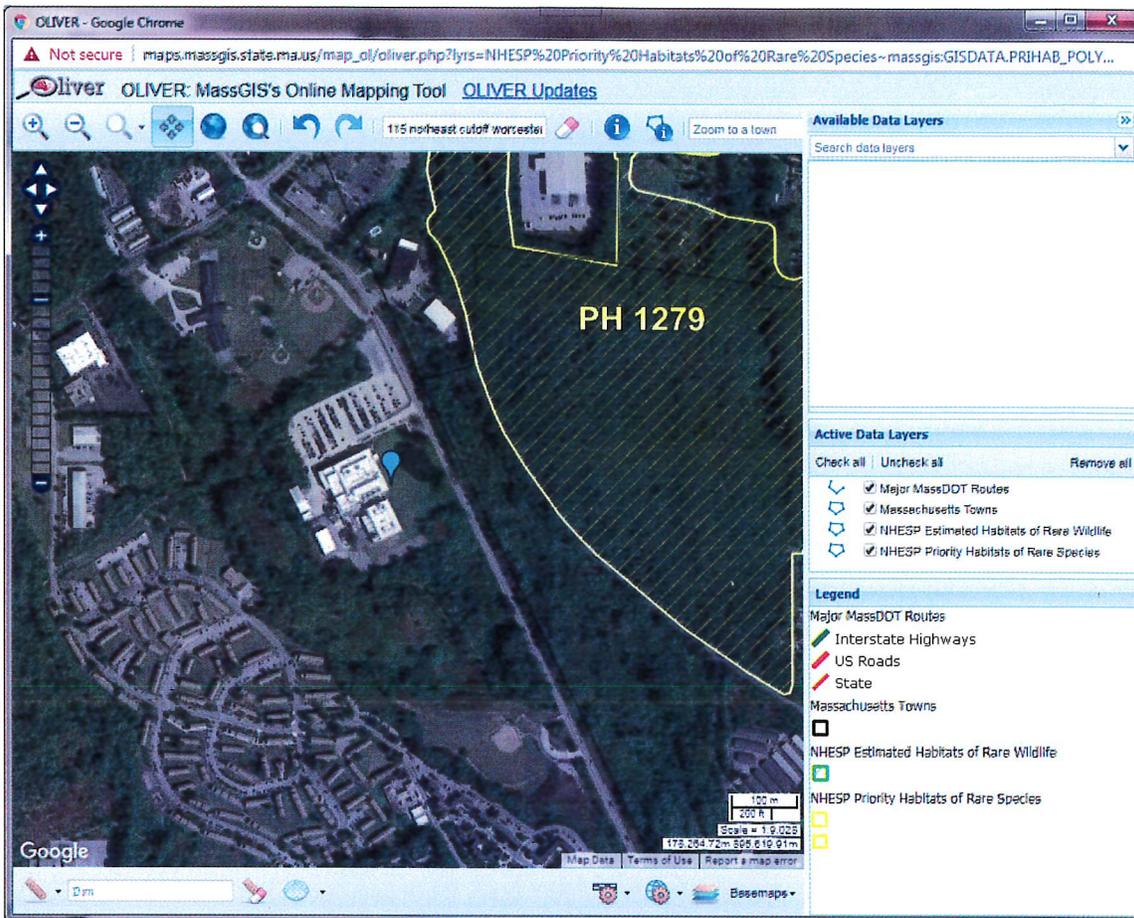
In addition to the abutters identified by the City of Worcester Assessors Office, the following abutters in Shrewsbury and West Boylston have been notified:

CITY OF WORCESTER
DEPARTMENT OF PUBLIC WORKS
C/O BUSINESS MANAGER
20 EAST WORCESTER STREET
WORCESTER MA 01604-3650

WORCESTER SAND & GRAVEL
COMPANY
182 HOLDEN STREET
SHREWSBURY MA 01545-5524

ST PIERRE MFG CORP
317 EAST MOUNTAIN STREET
WORCESTER MA 01605





NFP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0620E

FIRM

FLOOD INSURANCE RATE MAP

WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 620 OF 1075
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOYLSTON, TOWN OF	250297	0620	E
SHREWSBURY, TOWN OF	250332	0620	E
WEST BOYLSTON, TOWN OF	250345	0620	E
WORCESTER, CITY OF	250349	0620	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

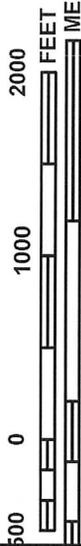
MAP NUMBER
25027C0620E

EFFECTIVE DATE
JULY 4, 2011

Federal Emergency Management Agency



MAP SCALE 1" = 1000'



NFP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0620E

FIRM

FLOOD INSURANCE RATE MAP

WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 620 OF 1075
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOYLSTON, TOWN OF	250297	0620	E
SHREWSBURY, TOWN OF	250332	0620	E
WEST BOYLSTON, TOWN OF	250345	0620	E
WORCESTER, CITY OF	250349	0620	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
25027C0620E

EFFECTIVE DATE
JULY 4, 2011

Federal Emergency Management Agency



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

