



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

February 26, 2024

City of Worcester Conservation Commission
c/o Division of Planning & Regulatory Services
City Hall
455 Main Street, Room 404
Worcester, MA 01608

RECEIVED

By Mattie VandenBoom at 10:51 am, Feb 28, 2024

Attention: Eric Flint, Conservation Planner / Agent

Subject: Submission of Notice of Intent

Reference: 267 Mill Street, Worcester

Dear Eric,

On behalf of our client, Gus Farah of LBC Construction, we hereby submit a Notice of Intent for the above referenced location. Gus is seeking permission to install a municipal water connection; repave the parking lot; rebuild the two-foot tall retaining wall near the building; replant three trees; and remove brush and cut-down trees from the wetlands and site.

Please find attached the following:

- A check for \$537.50 for the City's share of the NOI filing fee
- A check for \$500.00 for the City of Worcester Wetlands Protection Ordinance
- A check for \$25.00 for the legal ad fee
- Copy of the \$512.50 check sent to DEP
- WPA Form 3 Notice of Intent including the Wetland Fee Transmittal Form
- DEP Field Data Forms
- 4 Locus Maps: USGS, FEMA, NHESP, Assessors
- Certified abutters list – 100' radius
- Notification to abutters
- Certificates of mailing
- Affidavit of service
- Plan: 24" x 36", entitled "Proposed Site Work Plan", dated 2/27/2024

Please contact me if you have any questions or require any additional information.

Sincerely,

Land Planning Incorporated

Norman G. Hill, P.E., P.L.S.

214 Worcester Street
North Grafton, MA 01536
Tel: 508-839-9526
Fax: 508-839-9528

167 Hartford Avenue
Bellingham, MA 02019
Tel: 508-966-4130
Fax: 508-966-5054

1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111



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:

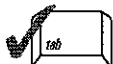
MassDEP File Number

Document Transaction Number

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):

267 Mill Street

a. Street Address

Worcester

b. City/Town

01603

c. Zip Code

Latitude and Longitude:

42.252350

d. Latitude

-71.845950

e. Longitude

31

f. Assessors Map/Plat Number

20

g. Parcel /Lot Number

2. Applicant:

Gus

a. First Name

Farah

b. Last Name

LBC Construction

c. Organization

102 Hill Street

d. Street Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

617-877-5864

h. Phone Number

i. Fax Number

farahgus@hotmail.com

j. Email Address

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

Bechara

a. First Name

Fren

b. Last Name

267 Mill Street LLC

c. Organization

23 Newell Drive

d. Street Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

508-944-4623

h. Phone Number

i. Fax Number

bashfren@yahoo.com

j. Email address

4. Representative (if any):

Norman

a. First Name

Hill

b. Last Name

Land Planning Inc.

c. Company

214 Worcester Street

d. Street Address

N. Grafton

e. City/Town

MA

f. State

01536

g. Zip Code

508-839-9526

h. Phone Number

i. Fax Number

nhill@landplanninginc.com

j. Email address

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

\$1,050.00

a. Total Fee Paid

\$512.50

b. State Fee Paid

\$537.50

c. City/Town Fee Paid



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

Project No. MA-DEP-1	2
MA-DEP File Number	
Document Transaction Number	

City/Town

A. General Information (continued)

6. General Project Description:

Install a municipal water connection; repave the parking lot; rebuild the two-foot tall retaining wall near the building; replant three trees; and remove brush and cut-down trees from the wetlands and site

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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 CMR 10.24(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

67688

c. Book

b. Certificate # (if registered land)

50

d. Page Number

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

- ☒ 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.
- ☐ 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

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

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City/Town

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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project:

square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet

b. square feet within 100 ft.

c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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. ☐ 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. ☐ Project Involves Stream Crossings

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

2-24

b. Date of map

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 <https://www.mass.gov/mass-endangered-species-act-mesa-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.



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

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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 - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

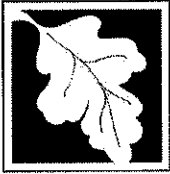
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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:

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Document Transaction Number

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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

City/Town

D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW 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.

Proposed Site Work Plan

a. Plan Title

Land Planning Inc

b. Prepared By

Norman G. Hill, P.E.

c. Signed and Stamped by

1"=40'

d. Final Revision Date

e. Scale

2-27-24

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:

1181

2. Municipal Check Number

2/26/2024

3. Check date

1180

4. State Check Number

2/26/2024

5. Check date

Land Planning Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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
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.

<p>1. Signature of Applicant <i>[Signature]</i></p> <p>3. Signature of Property Owner (if different) <i>[Signature]</i></p> <p>5. Signature of Representative (if any) <i>[Signature]</i></p>	<p>2. Date 2-23-2024</p> <p>4. Date 2-23-2024</p> <p>6. Date 2-23-24</p>
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For Bash Freeman

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:

267 Mill Street

a. Street Address

1180

c. Check number

Worcester

b. City/Town

\$512.50

d. Fee amount

2. Applicant Mailing Address:

Gus

a. First Name

LBC Construction

c. Organization

102 Hill Street

d. Mailing Address

Norwood

e. City/Town

617-877-5864

h. Phone Number

i. Fax Number

MA

f. State

617-877-5864

g. Zip Code

farahgus@hotmail.com

j. Email Address

3. Property Owner (if different):

Bechara

a. First Name

267 Mill Street LLC

c. Organization

23 Newell Drive

d. Mailing Address

Franklin

e. City/Town

508-944-4623

h. Phone Number

i. Fax Number

Fren

b. Last Name

MA

f. State

02038

g. Zip Code

bashfren@yahoo.com

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).



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3A Site work	1	\$1,050.00\$	\$1,050.00

Step 5/Total Project Fee: \$1,050.00

Step 6/Fee Payments:

Total Project Fee:	\$1,050.00
	a. Total Fee from Step 5
State share of filing Fee:	\$512.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$537.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 267 Mill St City/Town: Worcester Sampling Date: 02/23/2024
 Applicant/Owner: LBC Construction Sampling Point or Zone: TR-1-1-WET
 Investigator(s): Land Planning Inc. Latitude / Longitude: 42.25430, -71.84702
 Soil Map Unit Name: Hinckley 245B NWI or DEP Classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks)

Are Vegetation ☒, Soil ☒, or Hydrology ☐ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

Remarks, Photo Details, Flagging, etc.:
 This sample point is within a old man made detention basin lined with large boulders on 3 sides with a naturally occurring seasonal brook running through the middle. The sample point is ~20ft from the edge of brook and both the soils and vegetation are disturbed. The site at 267 Mill St has several catch basins that drain to this basin and then there is a exit that presumably flows to Coes Reservoir.

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>8.00</u>
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>6.00</u>
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input checked="" type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input checked="" type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input checked="" type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input checked="" type="checkbox"/> Presence of reduced iron <input checked="" type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Direct observation of inundation <input checked="" type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input checked="" type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input checked="" type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input checked="" type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available): 		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Eastern Cottonwood	Populus deltoides	FAC	50.0	Yes	Yes		
2. Red Maple	Acer rubrum	FAC	20.0	Yes	Yes		
3. Norway Maple	Acer platnoides	UPL	15.0	Yes	No		
4. American Elm	Ulmus americana	FACW	15.0	Yes	Yes		
5.							
6.							
7.							
8.							
9.							
			100.0 = Total Cover				
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
			0 = Total Cover				
<u>Herb Stratum</u>		Plot size <u>5</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
			0 = Total Cover				

VEGETATION – continued.

Woody Vine Stratum		Plot size <u>30</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Oriental Bittersweet	Celastrus orbiculatus	UPL	30.0	Yes	No
2.					
3.					
4.					
			30.0 = Total Cover		

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	5	3		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0
	FACW species		X 2	= 0
	FAC species		X 3	= 0
	FACU species		X 4	= 0
	UPL species		X 5	= 0
	Column Totals	(A) 0		(B) 0
Prevalence Index		B/A = 0		Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
Wetland vegetation criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0-6	Organic							
6-12	10YR4/3		Mottles					
12-24	10YR6/2							Depleted

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Red Parent Material (F21)
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		
<input type="checkbox"/> Sandy Redox (S5)		<input type="checkbox"/> Other (Include Explanation in Remarks)
<input type="checkbox"/> Stripped Matrix (S6)		
<input type="checkbox"/> Dark Surface (S7)		

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks:

Hydric Soils criterion met? Yes ☒ No ☐

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 267 Mill St City/Town: Worcester Sampling Date: 02/23/2024
 Applicant/Owner: LBC Construction Sampling Point or Zone: TR-1-2-UPL
 Investigator(s): Land Planning Inc. Latitude / Longitude: 42.25430, -71.84702
 Soil Map Unit Name: Hinckley 245B NWI or DEP Classification: N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks)

Are Vegetation ☐, Soil ☒, or Hydrology ☐ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Wetlands hydrology present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks, Photo Details, Flagging, etc.: This sample point is just above the perimeter of the detention basic as described on the TR-1-1-WET field data sheet. Soils seemed to be remnants of construction from the apartment building at 267 Mill St (~1989) as it was extremely gravelly with trees that typically thrive in disturbed areas such as Norway Maple and Staghorn Sumac.			

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology <input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation <input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	Indicators of the Influence of Water <input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available): 		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Norway Maple	Acer platnoides	UPL	65.0	Yes	No		
2. Staghorn Sumac	Rhus typhina	UPL	35.0	Yes	No		
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				<u>100.0</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Norway Maple	Acer platnoides	UPL	100.0	Yes	No		
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				<u>100.0</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1.							No
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				<u>0</u> = Total Cover			

VEGETATION – continued.

Woody Vine Stratum		Plot size <u>30</u>	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name					
1. Oriental bittersweet	Celastrus orbiculatus		UPL	100.0	Yes	No
2.						
3.						
4.						
				<u>100.0</u>	= Total Cover	

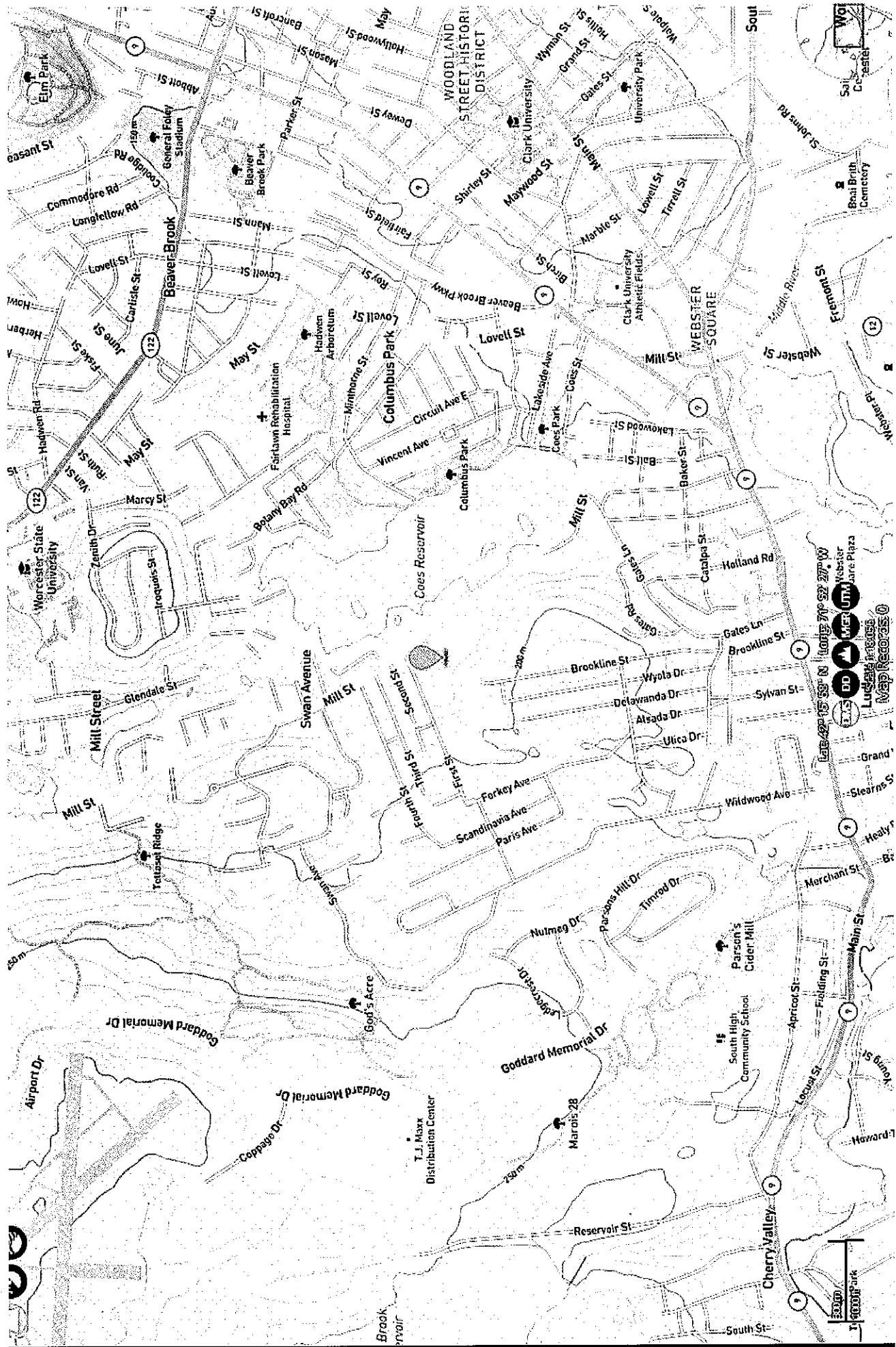
Rapid Test: Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?	
	4	0	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0
	FACW species		X 2	= 0
	FAC species		X 3	= 0
	FACU species		X 4	= 0
	UPL species		X 5	= 0
	Column Totals	(A) 0		(B) 0
Prevalence Index		B/A = <u>0</u>		Is the Prevalence Index ≤ 3.0?
				Yes <input type="checkbox"/> No <input type="checkbox"/>
Wetland vegetation criterion met?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
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- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

Form Revised July 2023



National Flood Hazard Layer FIRMette



71°51'7"W 42°15'27"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

MAP PANELS



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/26/2024 at 11:32 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

267 Mill Street, Worcester



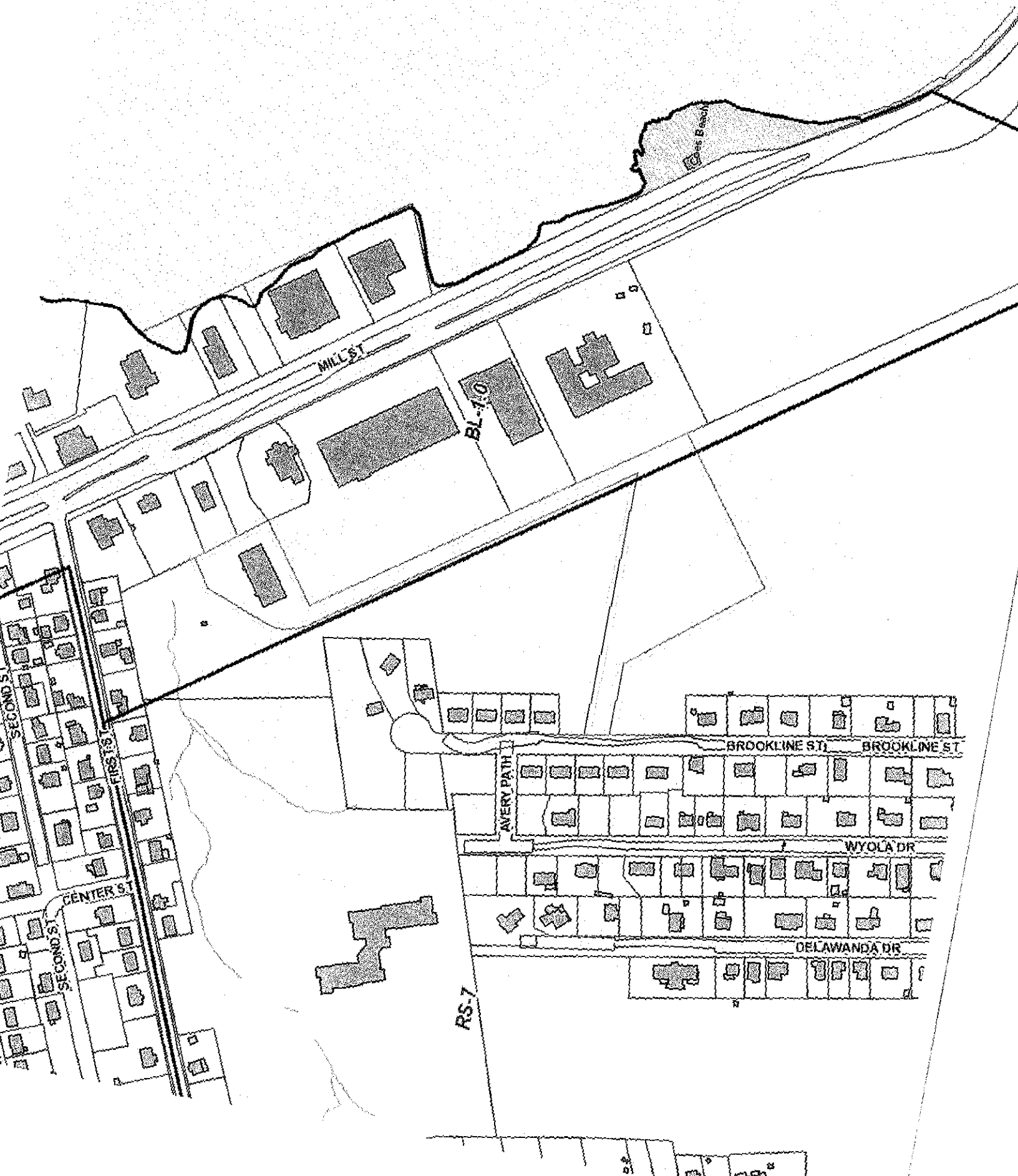
NHESP Estimated Habitats of Rare Wildlife



NHESP Priority Habitats of Rare Species



Map Features for Imagery





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: 39

Parcel Address: 267 MILL ST
Assessor's Map-Block-Lot(s): 42-031-00020

Owner: 267 MILL STREET LLC

Owner Mailing: 23 NEWELL DR
FRANKLIN, MA 02038

Petitioner (if other than owner): CYNDY HILL (LAND PLANNING INC)
Petitioner Mailing Address: 214 WORCESTER ST
N. GRAFTON, MA 01536
Petitioner Phone: 5088399526

Planning: _____ Zoning: _____ License Commission: _____ Conservation Commission: X
Historical: _____ Cannabis: _____ Other: _____

The City of Worcester
Administration & Finance

42-024-03+3A	MARANATHA CHRISTIAN CHURCH	0012 CHAPEL ST	WALLINGFORD CT 06492
42-032-01+3A	WORCESTER MILL LLC	PO BOX 500	SHREWSBURY MA 01545
42-031-00020	267 MILL STREET LLC	0023 NEWEL DR	FRANKLIN MA 02038
42-031-00006	CD REAL ESTATE LLC	0247 MILL ST	WORCESTER MA 01602
42-031-0006B	STONE + BERG COMPANY INC	0239 MILL ST	WORCESTER MA 01602
42-024-00002	PROKO S EDWARD	0253 MILL ST	WORCESTER MA 01602
42-024-0002A	PROKO S EDWARD	0253 MILL ST	WORCESTER MA 01602
42-031-00010	SOUTHERN NEW ENGLAND CONFERENCE	0034 SAWYER RD	LANCASTER MA 01561
42-031-00112	DIO MARY A	0215 MILL ST #112	WORCESTER MA 01602
42-031-00113	PERNA JOAN TRUSTEE	0215 MILL ST UNIT 113	WORCESTER MA 01602
42-031-00114	ADU-GYAMFI EDWARD + STELLA R	0792 PRINCETON ST	JEFFERSON MA 01522
42-031-00115	BOUDREAU ADAM	0215 MILL ST UNIT 115	WORCESTER MA 01602
42-031-00103	DYER ROBERTA	0215 MILL ST	WORCESTER MA 01602
42-031-00109	BATSON BRUCE E + JANINE M	0160 WINDERMERE AVE APT 4604	ELLINGTON CT 06029
42-031-00110	LAYTE KAREN J TRUSTEE	0215 MILL ST UNIT 110	WORCESTER MA 01602
42-031-00111	EDI REALTY LLC	70 JAMES STREET	WORCESTER MA 01603
42-031-00100	EDI REALTY LLC	0070 JAMES ST	WORCESTER MA 01602
42-031-00101	SILVA ANDREI	0215 MILL ST UNIT 101	WORCESTER MA 01602
42-031-00102	EDI REALTY LLC	70 JAMES STREET	WORCESTER MA 01602
42-031-00121	XHELADINI MIRANDA	0521 PLEASANT ST APT 3	WORCESTER MA 01602
42-031-00104	NGUYEN-NG LINH	0005 JEREMIAHS LN	WORCESTER MA 01602
42-031-00105	BRESOLIN THERESE	0215 MILL ST	WORCESTER MA 01602
42-031-00106	WALSH CAROL ANN + BRENDEN +	0215 MILL ST UNIT 106	WORCESTER MA 01602
42-031-00107	DILIDDO ANN M	100 WHITTEMORE ST	LEICESTER MA 01524
42-031-00108	SPARHAWK BARBARA JEAN +	0215 MILL ST	WORCESTER MA 01602
42-031-00116	WYMAN CHRISTINE M(LIFE ESTATE)	0215 MILL ST UNIT 116	WORCESTER MA 01602
42-031-00117	MORALES SINNIA Y ZELAYA	0215 MILL ST UNIT 117	WORCESTER MA 01602
42-031-00118	HOANG KEVIN	0215 MILL ST UNIT 118	WORCESTER MA 01602
42-031-00119	EDI REALTY LLC	70 JAMES STREET	WORCESTER MA 01603
42-031-00120	PAKULA LOIS	0215 MILL ST UNIT 120	WORCESTER MA 01602
42-008-00004	TRAN TRUNG T	0170 BROOKLINE ST	WORCESTER MA 01603
42-008-00008	AUSMUS SEAN D +	0163 BROOKLINE ST	WORCESTER MA 01603
42-008-59-61	KAKOUROS EKATERINI	0161 BROOKLINE ST	WORCESTER MA 01604
42-007-00004	CARLO KAYLA + KEVIN	0159 BROOKLINE ST	WORCESTER MA 01603
42-032-00014	SOFFAN JAMES TRUSTEE	256 BOSTON TURNPIKE	SHREWSBURY MA 01545
42-031-12-03	NORCROSS DEVELOPMENT LLC	16 NORCROSS POINT	SHREWSBURY MA 01545
42-031-12-02	FADHEL ALI	0178 BROOKLINE ST	WORCESTER MA 01603
42-031-00021	SOFFAN JAMES TRUSTEE	0256 BOSTON TURNPIKE	SHREWSBURY MA 01545

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 42-031-00020 as cited above.

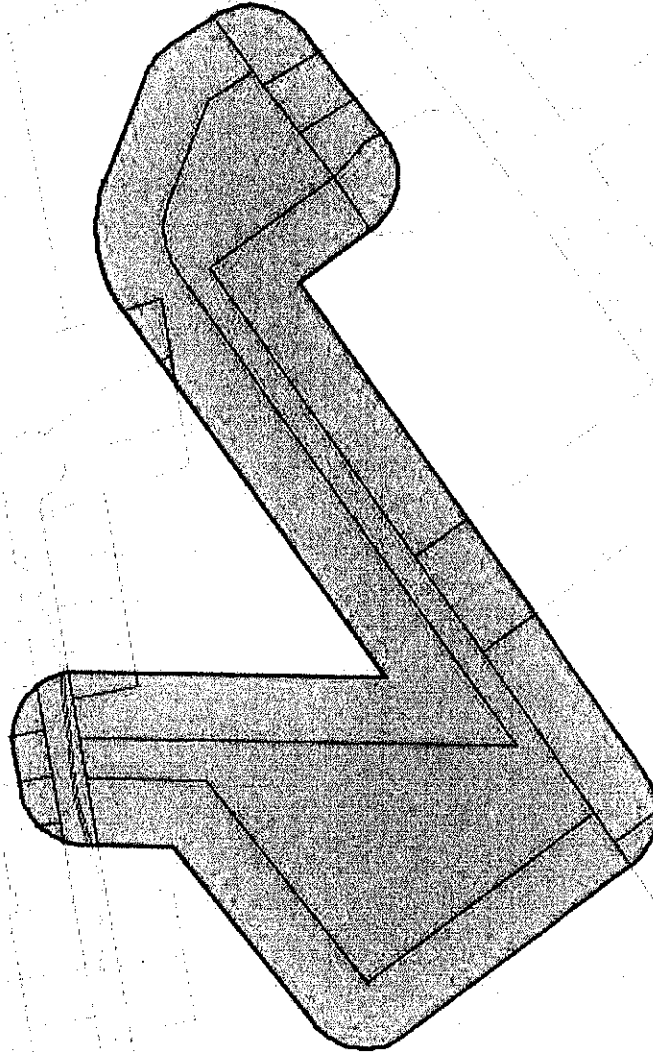
Certified by:



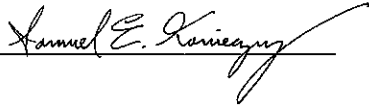
The City of
WORCESTER

Assessing Division
Samuel E. Konieczny, MAA, City Assessor
City Hall, 455 Main Street, Worcester, MA 01608
P | 508-799-1098 F | 508-799-1021
assessing@worcesterma.gov

Abutters Map



Signature

A handwritten signature in black ink, appearing to read "Samuel E. Konecny", is written over a horizontal line.

02/22/2024

Date

**NOTICE OF INTENT
ABUTTER NOTIFICATION LETTER**

**RE: Worcester Conservation Commission
Notice of Public Hearing**

To Whom It May Concern,

As an abutter within 100-feet of a proposed project, please be advised that a NOTICE OF INTENT application has been filed with the Worcester Conservation Commission under the Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance and Regulations.

APPLICANT: Gus Farah

PROJECT LOCATION: 267 Mill Street

PROJECT DESCRIPTION: Install a municipal water connection; repave the parking lot; rebuild the two-foot tall retaining wall near the building; replant three trees; and remove brush and cut-down trees from the wetlands and site

APPLICANT'S AGENT: Norman Hill, PE, Land Planning Inc.

PUBLIC HEARING: Worcester City Hall
Levi Lincoln Chambers (Room 309), 3rd Floor City Hall
455 Main Street
Call In: 415-655-0001 (Access Code: 730323290)

DATE AND TIME: The agenda will be posted at least two business days in advance at <http://www.worcesterma.gov/planning-regulatory/boards/conservation-commission>. Contact the Planning Office to confirm date and time at planning@worcesterma.gov or 508-799-1400 x31440.

NOTE: You may consult a copy of the Worcester Telegram and Gazette for more information regarding the time and date of the public hearing, or contact the Worcester Conservation Commission. Plans and an application describing the proposed project are on file with the Worcester Conservation Commission at planning@worcesterma.gov or by calling 508-799-1400 x31440.

You also may contact the Department of Environmental Protection, Central Regional Office at (508) 792-7650 for more information about this application or the Wetlands Protection Act.

AFFIDAVIT OF SERVICE


Under the Massachusetts Protection Act

*(To be submitted to the Massachusetts Department of Environmental Protection, the
Conservation Commission when filing a Notice of Intent)*

I, Norman G. Hill, hereby certify under the pains and penalties of perjury that on February 27, 2024, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by **LBC Construction**, with the City of Worcester Conservation Commission on February 28, 2024, to install a municipal water connection; repave the parking lot; rebuild the two-foot tall retaining wall near the building; replant three trees; and remove brush and cut-down trees from the wetlands and site.

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to the Affidavit of Service.



Norman G. Hill
Land Planning, Inc.

2-27-24

Date