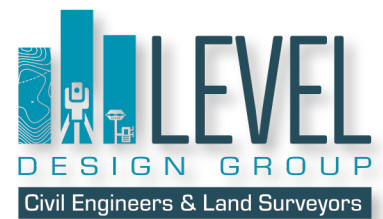


**RECEIVED**

By Mattie VandenBoom at 4:33 pm, Apr 17, 2024



**NOTICE OF INTENT**  
*for*  
**70 WEBSTER STREET**  
**(MAP 27 BLOCK 32 LOT 2+2A)**  
**WORCESTER, MA**

APRIL 17, 2024

Prepared By:  
**Level Design Group, L.L.C.**  
**249 South Street, Unit 1**  
**Plainville, MA 02762**

Prepared For:  
GOLD STAR BUILDERS, INC.  
6 JACQUES STREET  
WORCESTER, MA 01603

***LDG Project No.:***  
***1999.00***

## TABLE OF CONTENTS

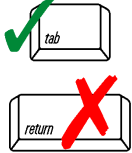
1. Notice of Intent – Form 3
2. WPA Appendix A – Wetland Fee Transmittal Form and Copy of Filing Fee Checks
3. Narrative
4. USGS Topographic Map
5. MassGIS Oliver Mapping
6. Copy of Deed
7. Property Card
8. Certified Abutter List
9. Affidavit of Service
10. Abutter Notification Information
11. Copy of Certified Receipts
12. Certified Abutters List
13. Copy of Submittal Letters



**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

**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**

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

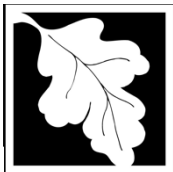
70 Webster Street	Worcester	MA
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.24253	71.83423
	d. Latitude	e. Longitude
27	032-02+2A	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	
- Applicant:**

Tony	Nguyen
a. First Name	b. Last Name
Worcester Affordable Housing, LLC	
c. Organization	
6 Jacques Street	
d. Street Address	
Worcester	MA
e. City/Town	f. State
508-736-7944	01610
h. Phone Number	g. Zip Code
	goldstarbuilder@gmail.com
i. Fax Number	j. Email Address
- Property owner (required if different from applicant):**     Check if more than one owner

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
- Representative (if any):**

Nicola	Facendola
a. First Name	b. Last Name
Level Design Group, LLC	
c. Company	
249 South Street	
d. Street Address	
Plainville	MA
e. City/Town	f. State
508-695-2221	02762
h. Phone Number	g. Zip Code
508-695-2219	nfacendola@leveldg.com
i. Fax Number	j. Email address
- Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):**

\$500.00	\$237.50	\$262.50
a. Total Fee Paid	b. State Fee Paid	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

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

## A. General Information (continued)

6. General Project Description:

See attached narrative.

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

52473

c. Book

b. Certificate # (if registered land)

272

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

Provided by MassDEP:  
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**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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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	2. square feet
	3. cubic yards dredged	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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) - <b>specify coastal or inland</b>	

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.



**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

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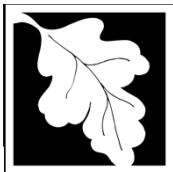
Worcester  
City/Town

**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. <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 type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

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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](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**

MAGIS-August,  
2021

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/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.



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

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

North Shore - Hull 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](mailto: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](mailto: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

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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:  
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**D. Additional Information (cont'd)**

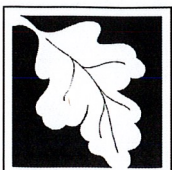
- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4.  List the titles and dates for all plans and other materials submitted with this NOI.
  - Webster Street Mill Residential Conversion
  - a. Plan Title
  - Level Design Group, LLC
  - b. Prepared By
  - 04/17/2024
  - d. Final Revision Date
  - Stormwater Mangement Report
  - f. Additional Plan or Document Title
  - Nicola Facendola, PE
  - c. Signed and Stamped by
  - 1" = 20'
  - e. Scale
  - March 29, 2023
  - 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:

8873	\$262.50
2. Municipal Check Number	3. Check date
237.50	\$237.50
4. State Check Number	5. Check date
Gold Star Builders, 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  
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  
*Tomy*

2. Date  
*4/17/24*

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)  
*[Signature]*

6. Date  
*4/17/24*

### 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:

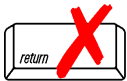
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

70 Webster Street	Worcester
a. Street Address	b. City/Town
8874	237.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Tony	Nguyen	
a. First Name	b. Last Name	
Worcester Affordable Housing, LLC		
c. Organization		
6 Jaques Street		
d. Mailing Address		
Worcester	MA	01610
e. City/Town	f. State	g. Zip Code
508-736-7944	goldstarbuilder@gmail.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

a. First Name	b. Last Name	
c. Organization		
d. Mailing Address		
e. City/Town	f. State	g. Zip Code
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).



**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)

<b>Step 1/Type of Activity</b>	<b>Step 2/Number of Activities</b>	<b>Step 3/Individual Activity Fee</b>	<b>Step 4/Subtotal Activity Fee</b>
Category 2 - B	1	\$500.00	\$500.00

**Step 5/Total Project Fee:**

**Step 6/Fee Payments:**

Total Project Fee:	\$500.00
State share of filing Fee:	a. Total Fee from Step 5 \$237.50
City/Town share of filing Fee:	b. 1/2 Total Fee <b>less</b> \$12.50 \$262.50 c. 1/2 Total Fee <b>plus</b> \$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.)

NARRATIVE  
TO SUPPORT A  
NOTICE OF INTENT  
FOR  
WEBSTER STREET MILL RESIDENTIAL CONVERSION  
70 WEBSTER STREET  
(MBL 27-032-02-+2A)  
WORCESTER, MA

The development site is identified as Assessor Ref. MBL 27-032-02+2A and consists of a 1.0± Ac. The site is bound by Webster Street to the east, an existing commercial parcel/mill building to the south, a National Grid parcel containing a transformer station to the north, and Curtis Pond to the west. The parcel is fully developed and contains an existing 17,250±sf. footprint historic mill building with associated parking, loading, and utilities. There is no established on-site stormwater management system as all surface and rooftop runoff from 90% of the site drains west towards Curtis Pond with the remaining area draining towards Webster Street

The parcel is located in an MG-2.0 Zoning District and is also within an Adaptive Reuse Overlay District. The on-site wetland and resource area boundary which consists of the bank of Curtis Pond was flagged by has been flagged by Goddard Consulting, LLC in February of 2022. An Order of Conditions (OOC) for MADEP File # 349-1354 was issued by the demolition of approximately 5,000±sf. of the existing structure by City of Worcester Conservation Commission in March of 2023.

The on-site soils within the area of the limits of the development are classified by the Worcester County Soil Survey, Northern Part:

- 1 – Water
- 602 – Urban Land

See the SCS soil documentation included herein for additional on-site soil details.

Based on current MAGIS Mapping the development site is NOT located in any of the following environmentally sensitive areas:

- Natural Heritage and Endangered Species Program – Priority Habitats of Rare Species
- Natural Heritage and Endangered Species Program – Estimated Habitats of Rare Wildlife
- Natural Heritage and Endangered Species Program – Natural Communities
- Natural Heritage and Endangered Species Program – Certified Vernal Pools
- MADEP Wellhead Protection Areas – Zone 1 & Zone 2
- Surface Water Supply Protection Areas – Zone A, Zone B, & Zone C
- MADEP Surface Water Supply Watersheds
- MA DFW Coldwater Fisheries Resource Area

- Outstanding Resource Waters
- Subsurface Aquifer
- Mass Historic Commission Inventory Area or Point

A FEMA Flood Zone AE is identified on Flood Map Panel Number 205170802E For Worcester County with an effective date of July 4, 2011 along the bank of Curtis Pond with a Flood Elevation of 475 – NAVD88.

The development site is located within a mapped Mass Historic Commission Inventory Area identified as WOR.BS and contains two identified historic points which are the two existing structures. The main mill building is identified as point WOR.3168 and is the former Wickwire – Spencer Steel Company Building. The second point is identified as WOR.3170 and is the former Wickwire – Spencer Steel Company Garage Building No.17. The City of Worcester Historic Commission and MassHistoric have been notified regarding the proposed redevelopment and adaptive reuse of the site.

The Applicant to redevelop the 17,250±sf. mill building as residential apartments. As detailed above, a 5,000±sf. single-story section of the building will be demolished. The remaining existing three-story 9,640±sf. building footprint will be redeveloped and an additional two-story addition is proposed to be built on-top of the remaining 2,524±sf single-story footprint. The residential conversion will contain 8 two-bedroom units and 25 one-bedroom units. The building slab area of the demolished 5,000±sf. single-story structure will be converted into a parking area and the remaining existing paved parking and loading area will be converted into a new residential parking lot. The residential parking lot will contain a newly cutout directional island and landscaping.

Impervious coverage (building and paved parking) from the site will increase slightly from 35,896±sf to 34,642±sf, a net increase of 1,254±sf. This minor increase in the pavement is mitigated by a conversion of 6,782±sf. of hard-packed gravel currently used as an additional parking area adjacent to Curtis Brook to cleaned and resorted landscaped area. New curbing is proposed within the parking area to collect and treat stormwater runoff. Two new proposed catch basins are proposed within the parking area which connect to a CDS Stormwater Treatment Unit for additional TSS removal prior to discharge. A new on-site discharge from the treatment system is proposed along the bank of Curtis Pond in an area that will be regraded to provide a level discharge area new faired end section and rip-rap pad.

The redevelopment of the site will require work within 15' of the delineated wetland resource area. The entire area from the edge of the pond/resource area has been previously disturbed as the is a historic mill complex and currently contains 28,858±sf of degraded (compacted gravel, pavement, and buildings) area within the 100' buffer zone. The site contains 292±sf of compacted gravel and 356±sf of the existing building footprint within 0'-15' of the resource area. The area within 15'-30' of the resource area contains 1,975±sf of the existing building footprint, 150±sf of pavement, and 3,640±sf of compacted pavement. The remaining buffer zone area, 30'-100' from the edge of the resource area contains 9,992±sf of the existing building footprint, 9,784±sf of pavement, and 2,961±sf of compacted pavement.

As detailed above the redevelopment of the site will provide an increase of 1,254±sf. of pavement/impervious coverage along with a reduction of 6,782±sf of hard-packed gravel. The redevelopment will require 1,833±sf of disturbance within the 0'-15' buffer zone which includes 142±sf of pavement required to provide the necessary parking for the redevelopment of the site. A majority of the disturbance is associated with minor site grading for the installation of a new stormwater outfall and the conversion of existing gravel to a graded landscape area. Within the 15'-30' zone there will be 2,291sf of pavement (includes 1,042 sf. of existing building footprint converted to paved parking area) and 2,180±sf of disturbance associated with converting hard-packed gravel areas to vegetated landscaped areas. Within the 30'-100' buffer zone area there will be 13,477±sf of pavement (including 3,572 sf. of existing building footprint converted to a paved parking area).

The proposed redevelopment work with 0'-30' of the wetland resource required for the redevelopment of the historic mill building into residential apartments may be permitted by the Conservation Commission as a Discretionary Allowance as detailed in Section 4.2.4.C. of the City of Wetlands Protection Regulations. Finding under sections 4.2.4.C.1 - 4.2.4.C.5 are detailed below.

- 4.2.4.C. 1 - There are no other viable alternatives to provide the required 55 parking spaces and other site appurtenances (dumpster pad, new stormwater management system, landscaping features) for the redevelopment of the existing structure into an apartment building use containing 32 new apartments.
- 4.2.4.C. 2 - The project scope has been minimized to the maximum extent practicable for the construction of the redevelopment of the site, required parking area, and conversion of existing hard-packed gravel into vegetated landscaped areas.
- 4.2.4.C.3 – The proposed site modifications will not impact existing site soils, slopes, or hydrology. The new stormwater management system will collect and treat runoff from the redevelopment and discharge the treated stormwater towards the on-site resource area greatly improving existing site conditions where all runoff from the existing developed area runs overland, unchecked and untreated, to the resource area.
- 4.2.4.C.4 – The redevelopment of the site contains new site fencing around the limits of the parking area and landscaped areas along the top of the slope preventing residences from encroaching further into the resource area and associated buffer zone.
- 4.2.4.C.5 – The permitting of the redevelopment of the site will not materially impair significant conservation interests and is consistent with the interests and purpose of the wetlands protection ordinance. The redevelopment will improve existing degraded areas within the resource area buffer zone by cleaning up an existing neglected area and converting existing hard-packed gravel areas to vegetated landscaped areas. The installation of a new stormwater management system will



provide treatment of runoff and improved stormwater quality along with implementing a new on-site Operation and Maintenance Plan for maintaining the site and stormwater system.

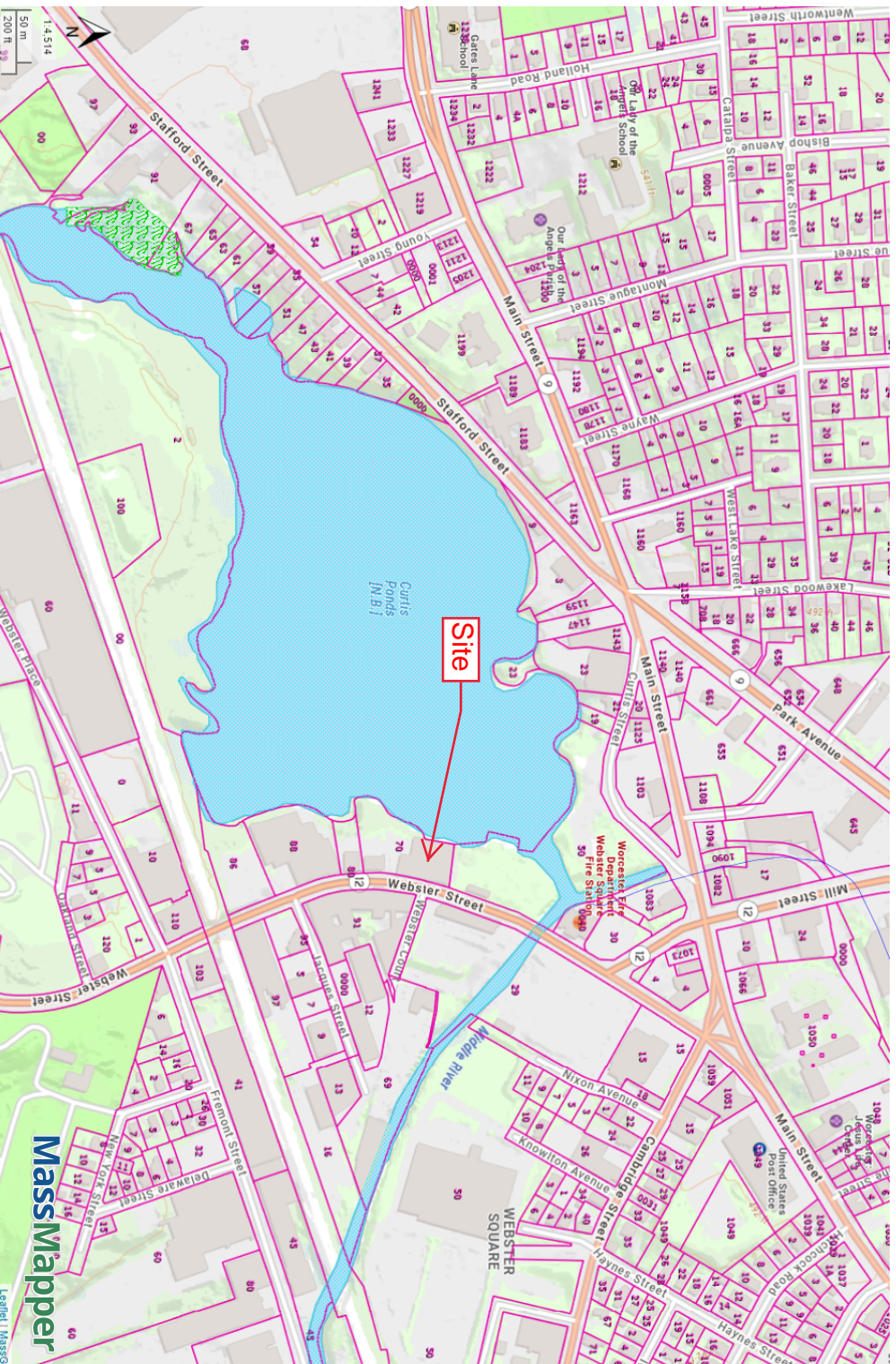
The proposed redevelopment meets or exceeds the requirements of the City of Worcester Wetlands Protection Ordinance and Wetlands Protection Regulations and 310 CMR 10.00: Wetlands Protection Act. The redevelopment of the site will improve existing degraded areas within the resource area buffer zone by cleaning up an existing neglected area and converting existing hard-packed gravel areas to vegetated landscaped areas. The installation of a new stormwater management system will provide treatment of runoff and improved stormwater quality along with implementing a new on-site Operation and Maintenance Plan for maintaining the site and stormwater system.

# 70 Webster Street - USGS Topographic Quad Map










USGS Topographic Maps  
Property Tax Parcels

# 70 Webster Street - MAGIS Mapping of Sensitive Areas



- DEP Wetlands Detailed With Outlines**
- Barrier Beach System
  - Barrier Beach-Deep Marsh
  - Barrier Beach-Wooded Swamp Mixed Trees
  - Barrier Beach-Coastal Beach
  - Barrier Beach-Coastal Dune
  - Barrier Beach-Salt Marsh
  - Barrier Beach-Shrub Swamp
  - Barrier Beach-Wooded Swamp Coniferous
  - Barrier Beach-Wooded Swamp Deciduous
  - Bog
  - Coastal Bank Bluff or Sea Cliff
  - Coastal Beach
  - Coastal Dune
  - Cranberry Bog
  - Deep Marsh
  - Barrier Beach-Open Water
  - Open Water
  - Rocky Intertidal Shore
  - Salt Marsh
  - Shallow Marsh Meadow or Fen
  - Shrub Swamp
  - Tidal Flat
  - Wooded Swamp Coniferous
  - Wooded Swamp Deciduous
  - Wooded Swamp Mixed Trees
- DFW Coldwater Fisheries Resources**
- Zone IIs
  - Zone Is
  - IW/PAs
  - Zone C
  - Zone B
  - Zone A

## Outstanding Resource Waters

-  ACEC
-  Cape Cod National Seashore
-  Protected Shoreline
-  Public Water Supply Watershed
-  Retired Public Water Supply
-  Scenic/Protected River
-  Wildlife Refuge

## NHESP Estimated Habitats of Rare Wildlife



## NHESP Priority Habitats of Rare Species



## NHESP Certified Vernal Pools



## Areas of Critical Environmental Concern ACECs



## Property Tax Parcels

# 70 WEBSTER ST

**Location** 70 WEBSTER ST

**Mblu** 27/ 032/ 02+2A/ /

**Acct#** 27-032-02+2A

**Owner** WORCESTER AFFORDABLE HOUSING LLC

**Assessment** \$821,500

**PID** 55249

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$703,300	\$118,200	\$821,500

## Owner of Record

**Owner** WORCESTER AFFORDABLE HOUSING LLC  
**Co-Owner**  
**Address** 6 JACQUEST ST  
WORCESTER, MA 01610

**Sale Price** \$1,000,000  
**Certificate**  
**Book & Page** 52473/0272  
**Sale Date** 06/25/2014  
**Instrument** 1V

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WORCESTER AFFORDABLE HOUSING LLC	\$1,000,000		52473/0272	1V	06/25/2014
GORDON REALTY CORP	\$0		06890/0130		01/01/1988

## Building Information

### Building 1 : Section 1

**Year Built:** 1920  
**Living Area:** 39,480  
**Replacement Cost:** \$1,937,165  
**Building Percent Good:** 19  
**Replacement Cost**  
**Less Depreciation:** \$368,100

Building Attributes	
Field	Description

Style:	Mill Type Warehouse
Model	Commercial
Grade	AVE MASONRY
Stories:	3
Occupancy	
Exterior Wall 1	Brick/Stone
Exterior Wall 2	Concrete Block
Roof Structure	Wood Truss
Roof Cover	Rubber Roofing
Interior Wall 1	Drywall/Shtrk
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ww/Carpet
Ext. Qual.	AVERAGE
Int. Qual.	AVERAGE
Struct Class	
Bldg Use	IND WHSES
Bath Grade	
Elevator	50
Sprinkler	0
1st Floor Use:	4000
Heat/AC	Steam
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	
Rooms/Prtns	
Wall Height	14.00
% Comn Wall	

## Building Photo



([https://images.vgsi.com/photos2/WorcesterMAPhotos/A0159\100\\_0061\\_1](https://images.vgsi.com/photos2/WorcesterMAPhotos/A0159\100_0061_1))

## Building Layout

GLA(57480)



([https://images.vgsi.com/photos2/WorcesterMAPhotos/Sketches/55249\\_5](https://images.vgsi.com/photos2/WorcesterMAPhotos/Sketches/55249_5))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
GLA	Gross Leasable Area	20,040	20,040
GLU	GLA - Upper Story	19,440	19,440
EPH	Enclosed Porch	360	0
		39,840	39,480

## Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELV	Elevator	3.00 Story	\$14,300	1

## Land

**Land Use**

**Use Code** 4010  
**Description** IND WHSES  
**Zone** MG-2  
**Neighborhood** 4  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Sqr Feet)** 45302  
**Depth**  
**Assessed Value** \$118,200

**Outbuildings**

Outbuildings				<u>Legend</u>
Code	Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT	10000.00 S.F.	\$9,000	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$559,800	\$103,200	\$663,000
2022	\$559,800	\$103,200	\$663,000
2021	\$509,000	\$83,000	\$592,000

April 17, 2024

Massachusetts Department of Environmental Protection  
Central Regional Office  
8 New Bond Street  
Worcester, MA 01606

Re: 70 Webster Street  
Worcester, MA  
MBL: 27-032-02+2A  
**LDG File No. 1999.0**

To Whom it May Concern:

Level Design Group, L.L.C. (LDG), on behalf Worcester Affordable Housing, LLC, property owner of the above referenced parcel and applicant, is submitting an application for Notice of Intent for work associated with a residential conversion of a historic mill located at 70 Webster Street. The work includes associated parking, drainage, and grading for the proposed parking lot for the conversion. This project includes site work within the Curtis Pond buffer zone, specifically in an existing disturbed / paved area. A copy of the application been emailed to [SERO\\_NOI@mass.gov](mailto:SERO_NOI@mass.gov) as required by current MADEP submission policy.


Enclosed are the following:

- One (1) copy of the Application package, Narrative and Site Plan

Should you have any questions, please contact me.

Truly yours,

**LEVEL DESIGN GROUP, L.L.C.**



Nicola Facendola, P.E.  
Principal

Cc: Worcester Affordable Housing, LLC





April 17, 2024

Department of Environmental Protection  
Lock-Box  
P.O. Box 4062  
Boston, MA 02211

Re: 70 Webster Street  
Worcester, MA  
MBL: 27-032-02+2A  
**LDG File No. 1999.0**

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Enclosed are the following:

- Copy of the Wetland Fee Transmittal Form
- State Filing Fee of \$237.50

Should you have any questions, please contact me.

Truly yours,  
**LEVEL DESIGN GROUP, L.L.C.**



Nicola Facendola, P.E.  
Principal

Cc: Worcester Affordable Housing, LLC

April 17, 2024

Planning & Regulatory Services  
City Hall Room 404  
Attn: Conservation Commission  
455 Main Street  
Worcester, MA 01608

Re: 70 Webster Street  
Worcester, MA  
MBL: 27-032-02+2A  
***LDG File No. 1999.0***

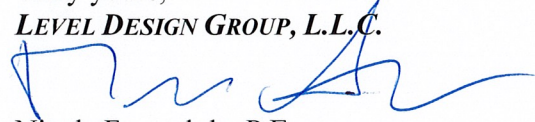
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A digital copy (PDF) of the NOI Application, supporting information, and plans has been emailed to [planning@worcesterma.gov](mailto:planning@worcesterma.gov) as required. Once the application is deemed complete a hard copy of the submission document and the required check for the local portion NOI filing fee of \$267.50 and check for \$225.00 for local filing fee and advertising fee will be submitted to the Office of Planning & Regulatory Services.

Should you have any questions, please do not hesitate to contact me.

Truly yours,  
***LEVEL DESIGN GROUP, L.L.C.***



Nicola Facendola, P.E.  
Principal

Cc: Worcester Affordable Housing, LLC