

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

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| <i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i> |
| EOE No.: <u>14362</u> MEPA Analyst: <u>Bill GAGE</u> Phone: 617-626- <u>1025</u> |

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

| | | |
|--|---|---------------------------------|
| Project Name: Nantucket Municipal Facilities and Housing Project | | |
| Street: 2 Fairgrounds Road | | |
| Municipality: Nantucket | Watershed: Islands | |
| Universal Transverse Mercator Coordinates: N 4569303.18, E 408703.71 | Latitude: 41°16'1.55"N Longitude: 70°5'14.85"W | |
| Estimated commencement date: Summer 2009 | Estimated completion date: Summer 2010 (Phase I) | |
| Approximate cost: \$31,700,000 | Status of project design: 30 % complete | |
| Proponent: Town of Nantucket | | |
| Street: 16 Broad Street | | |
| Municipality: Nantucket | State: MA | Zip Code: 02554 |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained: Amy Ball, Senior Wetland Scientist | | |
| Firm/Agency: Horsley Witten Group, Inc. | Street: 90 Route 6A | |
| Municipality: Sandwich | State: MA | Zip Code: 02563 |
| Phone: (508) 833-6600 | Fax: (508) 833-3150 | E-mail: aball@horsleywitten.com |

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 12915) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

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

List Local or Federal Permits and Approvals:

Nantucket Historical District Permit; Nantucket Zoning Board of Appeals –Height Variance;
 Nantucket Public Wellhead Recharge District – Special Permit; EPA - NPDES General Permit for Construction Activities

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

| Summary of Project Size & Environmental Impacts | Existing | Change | Total | State Permits & Approvals |
|--|----------|---------|---|--|
| LAND | | | | <input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Historic District; NHESP- Conservation & Management Permit; Special Permit for Public Wellhead Recharge District; Variance for height of building and number of curb cuts. |
| Total site acreage | 19.76 | | | |
| New acres of land altered | | 9.48 | | |
| Acres of impervious area | 1.79 | 10.98 | 9.48 (proposed less existing to be removed) | |
| Square feet of new bordering vegetated wetlands alteration | | 0 | | |
| Square feet of new other wetland alteration | | 0 | | |
| Acres of new non-water dependent use of tidelands or waterways | | 0 | | |
| STRUCTURES | | | | |
| Gross square footage | 14,220 | 176,786 | 176,786 | |
| Number of housing units | 0 | 42 | 42 | |
| Maximum height (in feet) | 0 | 48 | 48 | |
| TRANSPORTATION | | | | |
| Vehicle trips per day | 390 | 1,705 | 2,096 | |
| Parking spaces | 69 | 329 | 329 | |
| WATER/WASTEWATER | | | | |
| Gallons/day (GPD) of water use | 533 | 10,462 | 10,462 | |
| GPD water withdrawal | 0 | 0 | 0 | |
| GPD wastewater generation/treatment | 1,067 | 18,404 | 18,404 | |
| Length of water/sewer mains (in miles) | 0 | 0 | 0 | |

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify: **NHESP MA Priority Habitat 1737; *Amelanchier nantucketensis***) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify: **The entire Town of Nantucket is within the Nantucket Historical District, which is listed in the State Register of Historic Places.**) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

a) Project Description: The Town of Nantucket purchased the 19.76-acre property at 2 Fairgrounds Road for the explicit purpose of developing the site for a consolidated public safety facility (PSF), future municipal uses (courthouse, municipal offices, and associated parking), and affordable housing (Figure 1). The proposed use of this parcel is based upon a Town-wide Feasibility Study, conducted by the Maguire Group in 2007, which identified several inadequacies of the Town's municipal facilities. The Nantucket Police and Fire Departments are the primary providers of public safety on the Island. The Police Department is located downtown at the corner of South Water and East Chestnut Streets, and the Fire Department is located mid-island between Sparks Avenue and Pleasant Street (Figure 2). Currently, the Emergency Operations Center and a secondary shelter for the Nantucket High School are located at 2 Fairgrounds Road. The project site is a central location for Town emergency managers to respond to any natural or man-made disaster. Also located at 2 Fairgrounds Road are municipal offices for the Town's Planning Department, Human Services, and Information Technologies/Geographic Information Systems (GIS), as well as meeting space for various Town committees and boards.

The Town has determined that the existing facilities and parking provisions for the Town Police and Fire Departments are inadequate for modern public safety activities and do not conform to current standards and building codes. In addition to their noncompliance with building codes, the municipal buildings are scattered throughout Town (Figure 2), with inadequate access between buildings, especially with the influx of summer visitors and seasonal residents. Approximately five (5) acres of the project property have been allocated for the construction of a shared Public Safety Facility (PSF).

In addition to the construction of the PSF, the Town proposes to develop the remaining areas of the site to address other needs of the Town in providing adequate facilities for other municipal offices, to provide a county courthouse facility, and to provide affordable housing for the Island's workforce.

The Natural Heritage and Endangered Species Program (NHESP) has mapped portions of the project site as *Priority Habitat of Rare Species* (PH 1737; Figure 3). A site-wide rare plant survey revealed the presence

of several small populations and colonies of Nantucket shadbush (*Amelanchier nantucketensis*), a Massachusetts' Species of Special Concern. The project site is wholly within the jurisdiction of the Nantucket Historic District Commission and subject to the development guidelines and restrictions. The Project site at 2 Fairgrounds Road also falls entirely within a Zone II Wellhead Protection District, as well as the Harbor Watershed Protection Overlay District.

Construction of the facilities will be phased to minimize both the environmental impact of the Project on a sensitive landscape and the potential disruption of public services. The Public Safety Facility (PSF) will be constructed first, beginning with the Police Department Building and followed by the Fire Department Building, to ensure an adequate level of emergency response and safety to residents and visitors. Phase 2 will be the construction of approximately 42 affordable housing units along the edge of the property. Lastly, the existing municipal building will be demolished and the municipal office buildings and courthouse will be constructed in Phase 3 of the Project (See the attached Conceptual Master Plan and Project Narrative for Sections B and C, and more details on Section A).

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1)) Yes No; if yes, specify each threshold: **The Project will result in the creation of five or more acres of impervious surface.**

II. Impacts and Permits

A. Describe, in acres, the current and proposed character of the project site, as follows:

| | <u>Existing</u> | <u>Change</u> | <u>Total</u> |
|--|-----------------|---------------|--------------|
| Footprint of buildings | 0.33 | 4.06 | 4.39 |
| Roadways, parking, and other paved areas | 1.17 | 6.81 | 8.08 |
| Other altered areas (sidewalk) | 0.29 | 0.11 | 0.4 |
| Undeveloped areas | 17.7 | -9.48 | 8.22 |

B. Has any part of the project site been in active agricultural use in the last three years? Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use? Yes No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes No; if yes, does the project involve the release or modification of such restriction? Yes No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B? Yes No ; if yes, describe: