

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13506
MEPA Analyst:	Bill GAGE
Phone:	617-626-1025

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: Heller property		
Street: 253a Commercial St. or 2 Gosnold St.		
Municipality: Provincetown	Watershed:	
Universal Transverse Mercator Coordinates:	Latitude:	Longitude:
Estimated commencement date: 4/05	Estimated completion date: 12/05	
Approximate cost: \$360,000	Status of project design: 60 %complete	
Proponent: Binder Boland & Associates, Inc.		
Street: P>O. Box 1505		
Municipality: Provincetown	State: MA	Zip Code: 02657
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James Vincent and Regina Binder		
Firm/Agency: Binder Boland & Associates, Inc	Street:	
Municipality: Provincetown	State: MA	Zip Code: 02657
Phone: 508-487-4472	Fax: 508-487-4477	E-mail reginabinder@attglobal.net

- 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. _____) 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):

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

List Local or Federal Permits and Approvals: The following boards have already approved the project

No other local or regional approvals are required: Conservation, Zoning, Board of Health, Harbor Committee, Local Historic District. Chapter 91 is the final step for the project.

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

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" 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 checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage				
New acres of land altered				
Acres of impervious area				
Square feet of new bordering vegetated wetlands alteration				
Square feet of new other wetland alteration				
Acres of new non-water dependent use of tidelands or waterways				
STRUCTURES				
Gross square footage				
Number of housing units				
Maximum height (in feet)				
TRANSPORTATION				
Vehicle trips per day				
Parking spaces				
WATER/WASTEWATER				
Gallons/day (GPD) of water use				
GPD water withdrawal				
GPD wastewater generation/ treatment				
Length of water/sewer mains (in miles)				

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 _____) 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 _____) 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.) The project is located at 253a Commercial Street in Provincetown within the TCC (commercial district) and the Harborfront overlay district. We intend to conform with the requirements of Chapter 91 and Appendix B of the Harbor plan in terms of benches, lighting and additional trash receptacles on the site. Further, we intend to allow for dinghy storage also discussed in Appendix B. Additionally, as our water dependent use, we intend to foster the connection between the Harbor and the arts. This connection is a vital piece of our heritage and Mr. Heller has graciously agreed to help create some type of public interpretation on the site. We invite your comments and suggestions on this element. Relating this to the Harbor plan and to Chapter 91, we believe that the Heller project addresses all of the requirements of Chapter 91, the Harbor Plan, and the Harbor-front overlay district of the Zoning Bylaw. At the same time, the Heller project has the potential to enliven the waterfront by continuing Provincetown's stewardship of the arts and the sea.

Existing

The property has been owned by Lester Heller, an 84-year old man, since 1974. A fire destroyed all but one building on the lot in 1975. Prior to the fire, there had been sited on the property a 200-seat theater, dressing rooms, residences for actors, a ticket booth, and a wharf extending into the harbor. Today a structure of under 500 SF remains and has been used as an art gallery by Lester Heller and his daughter Julie since the mid seventies.

Proposed

Following their respective evictions in the fall of 2002, the Hellers came to Binder Boland & Associates, Inc. for help in developing the property for their own use both as residential and commercial. Their plans call for an expansion of their art gallery, art storage, 2 dwelling units, one for Julie and one for Lester, and a workshop.

The first floor of the proposed design contains the art gallery and a workshop to the north of the gallery. The workshop will be used for framing the art and woodworking projects of the owner.