

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: 13508
 MEPA Analyst: Rick Bouree
 Phone: 617-626-1130

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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: Pigeon Cove		
Street: Granite Street		
Municipality: Rockport	Watershed: North Coastal	
Universal Transverse Mercator Coordinates: N 4726220.217 E 366901.182	Latitude: N 42 40 37 Longitude: W 70 37 28	
Estimated commencement date: 4/2005	Estimated completion date: 6/2006	
Approximate cost: \$14M	Status of project design: 70%	
Proponent: Old Colony Maritime LLC		
Street: 80 Everett Avenue		
Municipality: Chelsea	State: MA	Zip Code: 02150
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James Warren		
Firm/Agency: Symmes, Maini & McKee Associates	Street: 1000 Massachusetts Avenue	
Municipality: Cambridge	State: MA	Zip Code: 02138
Phone: 617-520-9253	Fax: 617-354-5758	E-mail: j_warren@smma.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. _____) 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 301CMR 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): **None**

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

List Local or Federal Permits and Approvals: **Rockport Conservation Commission/Order of Conditions, Rockport Planning Board & Board of Appeals, Chapter 91 License and NPDES Permit for Construction Activities.**

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	5.10			
New acres of land altered		0		
Acres of impervious area	4.36	-1.33	3.03	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration* *Measured from existing limits of velocity zone (L.S.C.S.F)		3.43 (Land Subject to Coastal Storm Flowage)		
Acres of new non-water dependent use of tidelands or waterways		0.88		
STRUCTURES				
Gross square footage	81,580 (industrial)	81,810 (residential) 11,870 (commercial)	81,810 (residential) 11,870 (commercial)	
Number of housing units	0	22	22	
Maximum height (in feet)* *Measured from average finish grade	40	31.5	31.5	
TRANSPORTATION				
Vehicle trips per day	0	180 (residential) 722 (commercial) 90 (park)	180 (residential) 722 (commercial) 90 (park)	
Parking spaces	0	44 (garage) 76 (surface)	120	
WATER/WASTEWATER				
Gallons/day (GPD) of water use* *excludes irrigation	0	12,365	12,365	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	11,140	11,140	
Length of water/sewer mains (in miles)	0	0.12	0.12	

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 site is approximately 5.1 acres in size and is located at the intersection of Granite Street and Breakwater Avenue in Rockport, MA. It is bordered by residential properties to the north, south and west and by Pigeon Cove to the east (see Figure 1). A granite block and concrete seawall define the eastern property line as it abuts the cove. The site, formerly of the Cape Ann Tool Company, was abandoned in the early 1990's and consists of a 1 to 2 story metal/masonry building and a 3 story wood/masonry building. The remainder of the site is entirely paved consisting of asphalt and concrete pavements (see Figure 2).

The proposed redevelopment project includes partial demolition of the abandoned Cape Ann Tool Company building and construction of 22 residential units located in six wood-frame townhouse buildings. The remaining portion of the Cape Ann Tool Company building (approximately 11,000 sf) will be renovated to a waterfront commercial space. The project also includes the construction of a waterfront walkway and public park with associated parking and circulation (see Figure 3).

An Order of Resource Area Delineation was issued for the project site on September 9, 2004. Resource areas subject to regulation under the Wetlands Protection Act include Land Subject to Coastal Storm Flowage, Coastal Bank, Land Under Ocean, Rocky Intertidal Shore, Land Under Waterbodies or Waterways and 100-foot Buffer Zone.

The Massachusetts Natural Heritage Atlas lists no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife and Certified Vernal Pools at or near the project site.

The project site is also subject to regulation under M.G.L. Chapter 91 Public Waterfront Act, for former filled tidelands. The proposed project will comply with all applicable Chapter 91 requirements. The project includes a public park and waterfront walkway to promote the active use of the waterfront by the public.

A portion of the top of the existing seawall will be reconstructed as part of the Chapter 91 improvements discussed above. The existing seawall consists of a gravity laid granite block wall constructed in the late 1800's and early 1900s. Additional concrete and mortared stone sections were subsequently added to the wall over a number of years. The existing wall varies in height from elevation 10.0 ± to elevation 12.5 ± NGVD. Reconstruction of the wall will be limited to replacing the concrete & mortared stone

sections with a more uniform granite block. The renovated portions of the wall will be constructed to match existing top of wall elevations in order to minimize any wave refraction impacts on abutting properties. All work associated with the seawall will be performed on the landward side of the wall. There will be no work on the seaward side of the seawall.

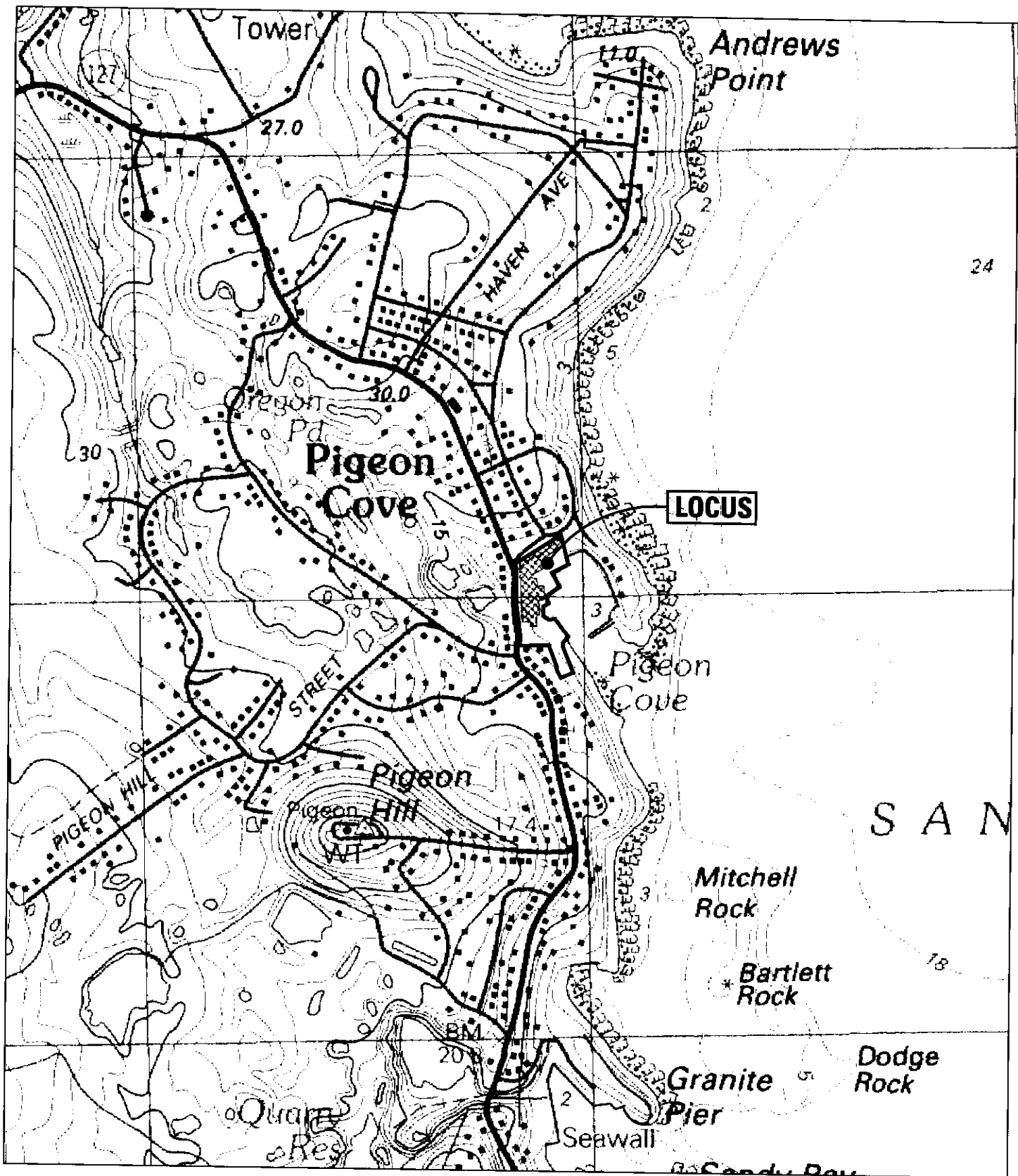
According to the Flood Insurance Rate Map (FIRM), for the Town of Rockport (Community-Panel Number 250100 0001 B, Page 1 of 2, June 19, 1985), the majority of the site is located within Zone V2, Areas of 100-year Coastal Flood with Velocity (Elevation 15 NGVD).

The existing seawall, discussed above, serves as a definitive barrier for the project site against the ocean during large storm events. Due to the integrity of wall for the past 100 years, the added benefit of the existing breakwater that protects Pigeon Cove and historical data, a site specific analysis is currently being performed to more accurately depict the limits V-Zone for the project site. The site specific analysis shows that the V-Zone limits extend a horizontal distance of 30 feet from the face of the seawall. The results of the analysis will be included in an application to FEMA requesting a Letter of Map Revision (LOMR) to more accurately depict the limits of V-Zone for the site.

Construction of the waterfront walkway will require new fill within the V-Zone limits discussed above. However, the walkway and associated site improvements, are designed to minimize the impact on wave action within the V-Zone limits. In order to allow free-flow of water within the V-Zone limits, site features (i.e. lighting, seating, etc.), landscape berms/grading or significant paved areas are located 30 feet from the seawall.

MEPA review is required because the project exceeds the following review thresholds associated with the seawall (Coastal Bank), Velocity Zone and Chapter 91 jurisdiction:

1. 301 CMR 11.03 (3)(b)(1a): alteration of coastal dune, barrier beach or coastal bank;
2. 301 CMR 11.03 (3)(b) (1e): New fill or structure or expansion of existing fill or structure, except a pile-supported structure, in a velocity zone or regulatory floodway; or
3. 301 CMR 11.03 (3)(b)(5): Provided a Chapter 91 License is required, new or existing unlicensed non-water dependent use of waterways or tidelands, unless the Project is an overhead utility line, a structure of 1,000 or less sf base area accessory to a single family dwelling, a temporary use in a designated port area, or an existing unlicensed structure in use prior to January 1, 1984.



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	LOCUS MAP		DATE 3-31-05		FIG. 1
			SCALE 1"=1000'		
1000 Massachusetts Avenue Cambridge, MA 02138	Pigeon Cove Rockport, Massachusetts		DR. BY JW	CK. BY	JOB NO. 04013.00