

**Commonwealth of Massachusetts**  
**Executive Office of Environmental Affairs ■ MEPA Office**

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: **13305**  
 MEPA Analyst: **Anne Canaday**  
 Phone: 617-626-**1035**

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: Mixed use building and public harbor walkway		
Street: 26 Summer Street		
Municipality: Hingham	Watershed: Hingham Inner Harbor	
Universal Transverse Mercator Coordinates:	Latitude: N 42 14' 45" Longitude: E 70 52' 45"	
Estimated commencement date: Sept., 2004	Estimated completion date: April, 2005	
Approximate cost: \$1,500,000	Status of project design: 90%complete	
Proponent: Hingham Boat Yard, LLC		
Street: 26 Summer Street		
Municipality: Hingham	State: MA	Zip Code: 02043
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Rod Gaskell, AICP, PWS		
Firm/Agency: SITEC, Inc.	Street: 769 Plain Street, Unit C	
Municipality: Marshfield	State: MA	Zip Code: 02050
Phone: (781) 319-0100	Fax: (781) 834-4782	E-mail: rgaskell@sitec-engineering.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:

- . Planning Board – Approved 12/17/03
- . ZBA Special Permit – granted 4/29/04
- . Wetlands Order of Conditions – approved 2/24/04 (DEP File No. 34-753)

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

Waterways Nonwater-dependent

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <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
<b>LAND</b>				<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 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 (including Legislative Approvals) – Specify:
Total site acreage	23,507± SF			
New acres of land altered		0		
Acres of impervious area	.08	.43	.51	
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		.38		
<b>STRUCTURES</b>				
Gross square footage	4,124	4,498	8,622	
Number of housing units	0	0	0	
Maximum height (in feet)	22	4	26	
<b>TRANSPORTATION</b>				
Vehicle trips per day	20	50	70	
Parking spaces	26±	0	26	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	220	355	575	
GPD water withdrawal	220	355	575	
GPD wastewater generation/ treatment	220	355	575	
Length of water/sewer mains (in miles)	.02	0	.02	

**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.)

a) Project Site

The site is a historically filed pier with a connected 32± slip marina, pile supported access deck and gangway. There are also two existing buildings on the site; a 1,224 SF concrete block woodworking shop and 2,900 SF 2-story wood frame building. All structures are licensed under Chapter 91 (DEP #9550, DEP #3080, H&L #1186 & PBA #125).

The historically filled pier is 23,507 SF in surface area. It is contained by concrete walls and bolder rip-rap. It is flat and surfaced with crushed stone. The surface elevation is 1-2' above the 100 year FEMA flood (Zone A3, el. 11'). The filled pier is within historic private tidelands.

b) Proposed Project

The project is to replace the existing two buildings with a 8,622 SF 2-story mixed use building. The building will be used by a combination of retail/commercial, marina operations and professional tenants.

The proposed building will be operated in conjunction with the existing marina. Parking spaces will be available to marina patrons. Marina operations will be within the proposed building. A public walkway will be provided around the entire waterfront perimeter of the site. Bathroom facilities will be provided for both the public and marina users.

c) Alternative Considerations

The original building proposed was over 11,000 SF, with minimum setbacks from the concrete retaining wall. It was to be used for professional tenants. After a preliminary meeting with Mr. Ben Lynch of DEP Waterways on 2/5/04, the project was substantially scaled down and redesigned to provide a "water-dependent use zone." The building was changed to include retail/commercial tenants and other uses available to the general public (i.e.: "public accommodation uses") as required under the applicable

subsections of 310 CMR 9.00, the DEP Waterways Regulations.

The "no-build" alternative would leave the property without a dedicated public harbor walkway and sitting areas, without public restrooms, without stormwater controls and without organized/engineered parking.

d) Mitigation

The proposed project includes a public walkway around the entire waterfront perimeter of the site. The Town of Hingham Harbor Development Committee plan is to complete a public walkway connecting adjacent public waterfront park, beach and sailing club properties within the Inner Harbor. The public walkway proposed with this project is an essential link in this plan and has, therefore, been endorsed by the Harbor Development Committee.

**AND 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:

**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	<u>4124 SF</u>	<u>4498 SF</u>	<u>8622 SF</u>
Roadways, parking, and other <u>paved</u> areas	<u>0</u>	<u>13600 SF</u>	<u>13600 SF</u>
Other altered areas (describe)*	<u>0</u>	<u>1285 SF</u>	<u>1285 SF</u>
Undeveloped areas	<u>0</u>	<u>0</u>	<u>0</u>

\*Landscaping & public boardwalk.

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:

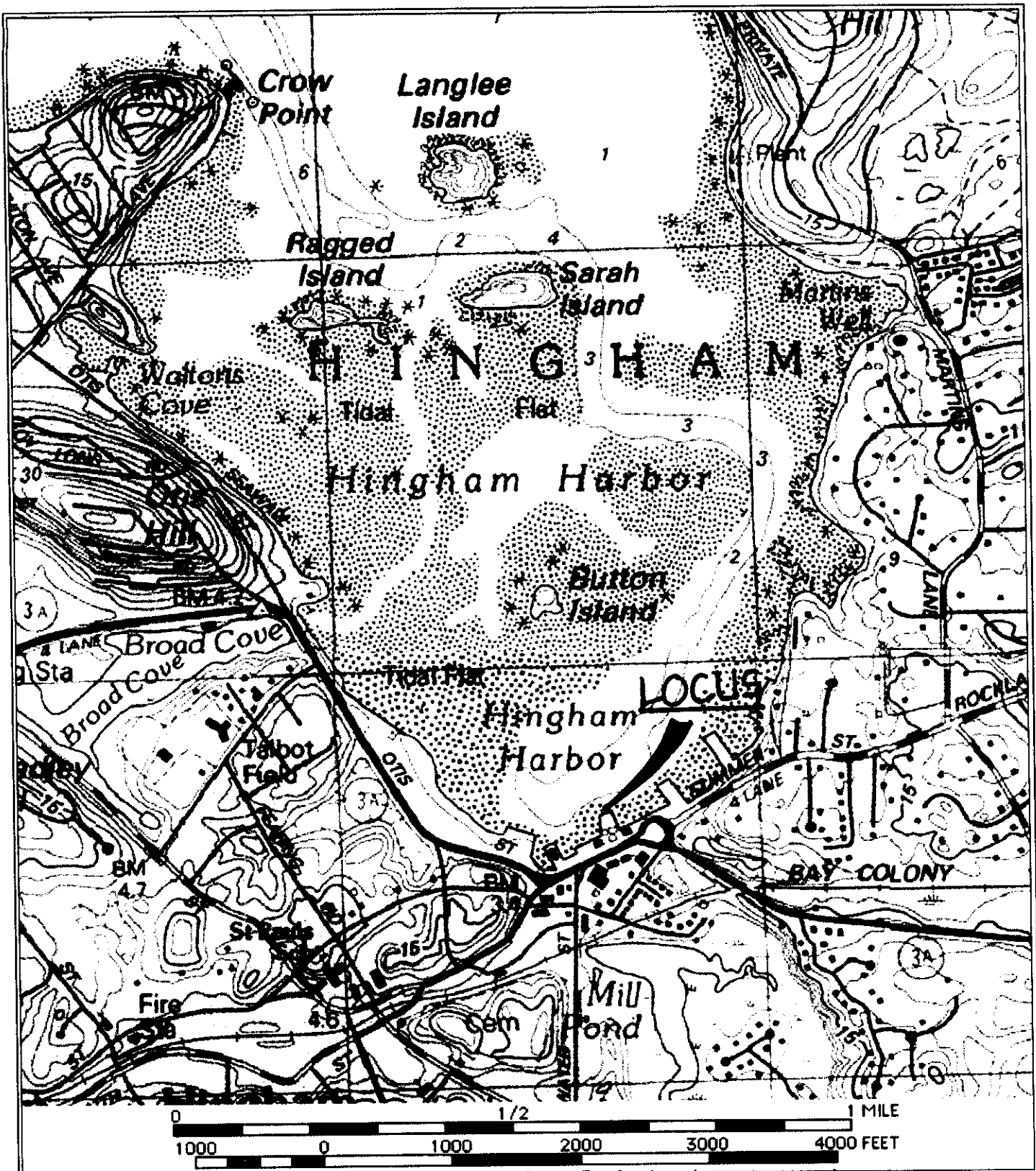
D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?  Yes  No; if yes, describe:

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:

H. Describe the project's stormwater impacts and, if applicable, measures that the project will take to comply with the standards found in DEP's Stormwater Management Policy: Order of Conditions which complies (DEP file #34-753)



USGS Topographic Map - Weymouth 1984

FIGURE 1	LOCUS MAP	<b>SITEC</b> ENVIRONMENTAL Hazardous and Solid Waste Consultants 769 Plain Street, Unit C Marshfield, MA 02050 (781) 319-0100 FAX (781) 834-4783
scale:  AS SHOWN	PROPOSED BUILDING AND WALKWAY 26 SUMMER STREET HINGHAM MASSACHUSETTS	