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LEANDREA DAMES
626-1028

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

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: **Fitzgerald Shipyard**		
Street: **1 Winnisimmet Street**		
Municipality: **Chelsea**	Watershed: **Chelsea Creek**	
Universal Tranverse Mercator Coordinates: **4694726.7 N 331983.9 E**	Latitude: **42° 23' 12"** Longitude: **71° 02' 28"**	
Estimated commencement date: **Oct. 2003**	Estimated completion date: **Oct. 2006**	
Approximate cost: **$1,250,000**	Status of project design: **75% complete**	
Proponent: **Yankee Marine Real Estate Trust**		
Street: **1 Winnisimmet Street**		
Municipality: **Chelsea**	State: **MA**	Zip Code: **02150**
Name of Contact Person From Whom Copies of this ENF May Be Obtained: **Kara Wilbur**		
Firm/Agency: **Fort Point Associates, Inc.**	Street: **286 Congress Street, 6th Floor**	
Municipality: **Boston**	State: **MA**	Zip Code: **02210**
Phone: **(617) 357-7044**	Fax: **(617) 357-9135**	E-mail:**kwilbur@fpa-inc.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): **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: **Army Corps of Engineers, Section 10/404 Permit; Order of Conditions.**

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

☐ Land
☐ Water
☐ Energy
☐ ACEC

☐ Rare Species
☐ Wastewater
☐ Air
☐ Regulations

☒ Wetlands, Waterways, & Tidelands
☐ Transportation
☐ Solid & Hazardous Waste
☐ Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	± 9.6 *		
New acres of land altered		0	
Acres of impervious area	± 2.5	0	± 2.5
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		8,859	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	--	--	--
Number of housing units	--	--	--
Maximum height (in feet)	--	--	--
TRANSPORTATION			
Vehicle trips per day	100	0	100
Parking spaces	35	0	35
WATER/WASTEWATER			
Gallons/day (GPD) of water use	1,900 gpd	0	1,900 gpd
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	1,995 gpd	0	1,995 gpd
Length of water/sewer mains (in miles)	0	0	0

State Permits & Approvals

☒ Order of Conditions
☐ Superseding Order of Conditions
☒ Chapter 91 License
☐ 401 Water Quality Certification
☐ MHD or MDC Access Permit
☐ Water Management Act Permit
☐ New Source Approval
☐ DEP or MWRA Sewer Connection/ Extension Permit
☐ Other Permits (*including Legislative Approvals*) – Specify:

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

*** Site includes 4.8 acres of land and 4.8 acres of water sheet.**

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_ **Chelsea Square Historic District**) ☐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 Fitzgerald Shipyard is located at 1 Winnisimmet Street in Chelsea, Massachusetts on Chelsea Creek (see Figure 1, USGS Map). The site is 9.6 acres in size, consisting of 4.8 acres of land and 4.8 acres of watersheet. The site contains two marine railways, five timber piers, timber wharves and bulkheads running along the shoreline and two barges, as well as associated buildings (see Figure 2, Existing Conditions Plan). The project proponent, Yankee Marine Real Estate Trust, proposes to undertake a series of repairs to improve the function of the Shipyard for continued water-dependent industrial use. The project will involve rebuilding a marine railway, removing dilapidated wharf sections and piles, reconstructing seawall sections, rebuilding piers and maintaining existing piers (see Figure 3, Proposed Conditions Plan). All of the proposed work is within the footprint of previously existing structures authorized by the U.S. Navy and is within Chapter 91 Jurisdiction. Most of the proposed work is within the Designated Port Area boundary, which encompasses a portion of the project site.

The proposed work at the project site includes a series of improvements along the shoreline in order to make the Shipyard more efficient for ongoing water-dependent uses. At PIER 1 work includes removing a pile of debris from the pier, repairing two sections of concrete seawall and maintaining the existing pier for temporary berthing. Work at the EAST MARINE RAILWAY involves maintaining the dry dock and piles in the water for future use as marine railway. Work at PIER 2 includes repairing and maintaining the pier along its existing limits, maintaining the existing timber wharf and floats for active water-dependent use and maintaining a spud-mounted barge for berthing. Work at PIER 3 involves reconstructing two sections of the pier, rebuilding the pier to a width of 40 ft and length of 162 ft and maintaining the floats on east side of pier. At the BULKHEAD BETWEEN PIER 3 AND THE WEST MARINE RAILWAY work will entail removing approximately 110 ft of timber wharf (23 ft wide) that is in poor condition, reconstructing 205 ft of seawall, removing a barge moored to two piles and removing a pile field adjacent to the West Marine Railway. Work at PIER 4 includes removing existing dilapidated piles, installing new piles along at 10 ft O.C. and installing 10-foot wide boarding floats to a length of 260 ft. Work at the WEST MARINE RAILWAY includes cutting back the existing

[redacted]

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seawall and timber deck to accommodate the marine railway and reconstructing the existing marine railway and cradle. Work at PIER FIVE entails cutting back the seawall 2.5 ft to accommodate the marine railway and repairing and maintaining the pier for marine railway workspace.