

**ENF Environmental Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
 EOE No.: **14218**  
 MEPA Analyst: **Nick ZAVOLAS**  
 Phone: 617-626- **1030**

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: <b>Construction of Building Additions and Bottom-Anchored Float</b>             |   |                                    |
| Street: <b>50 George Washington Boulevard</b>   |   |                                    |
| Municipality: <b>Hull</b>   | Watershed: <b>Boston Harbor (Weir River)</b>                            |                                    |
| Universal Transverse Mercator Coordinates:<br><b>346,626.44 E; 4,669,949.95 N</b>             | Latitude: <b>42° 16' 10.05" N</b><br>Longitude: <b>70° 51' 24.35" W</b> |                                    |
| Estimated commencement date: <b>November 2008</b>   | Estimated completion date: <b>March 2009</b>                            |                                    |
| Approximate cost: <b>\$350,000</b>  | Status of project design: <b>50</b> %complete                           |                                    |
| Proponent: <b>Bayside Marketing Systems, Inc., d/b/a Jake's Seafood Restaurant</b>            |   |                                    |
| Street: <b>50 George Washington Boulevard</b>   |   |                                    |
| Municipality: <b>Hull</b>   | State: <b>MA</b>  | Zip Code: <b>02045</b>             |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained:<br><b>Joseph Freeman</b> |   |                                    |
| Firm/Agency: <b>Tetra Tech Rizzo</b>  | Street: <b>10 Forbes Road</b>   |                                    |
| Municipality: <b>Braintree</b>  | State: <b>MA</b>  | Zip Code: <b>02184</b>             |
| Phone: <b>(781) 849-7070 x250</b>   | Fax: <b>(781) 849-0096</b>  | E-mail: <b>jfreeman@daylor.com</b> |

- 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): **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: **Building Permit – Hull Building Department; Order of Conditions – Hull Conservation Commission; C. 91 s. 10A Annual Permit – Hull Harbormaster**

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  |
|--|----------|---|---------|--|
| <b>LAND</b>  |          |   |         | <input checked="" type="checkbox"/> Order of Conditions<br><input type="checkbox"/> Superseding Order of Conditions<br><input checked="" type="checkbox"/> Chapter 91 License<br><input checked="" type="checkbox"/> 401 Water Quality Certification<br><input type="checkbox"/> MHD or MDC Access Permit<br><input type="checkbox"/> Water Management Act Permit<br><input type="checkbox"/> New Source Approval<br><input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit<br><input type="checkbox"/> Other Permits<br><i>(including Legislative Approvals) – Specify:</i> |
| Total site acreage   | 4,400 sf |   |         |  |
| New acres of land altered                                      |          | 0   |         |  |
| Acres of impervious area                                       | 4,400 sf | 0   | 4,400sf |  |
| Square feet of new bordering vegetated wetlands alteration     |          | 0   |         |  |
| Square feet of new other wetland alteration                    |          | -825 sf Land Subject to Coastal Storm Flowage<br>384 sf Coastal Beach and Land Containing Shellfish |         |  |
| Acres of new non-water dependent use of tidelands or waterways |          | ~0.1  |         |  |
| <b>STRUCTURES</b>  |          |   |         |  |
| Gross square footage   | 4,800    | 821   | 5,621   |  |
| Number of housing units  | N/A      | N/A   | N/A     |  |
| Maximum height (in feet)                                       | 20       | 0   | 20      |  |
| <b>TRANSPORTATION</b>  |          |   |         |  |
| Vehicle trips per day  | 450      | 0   | 450     |  |
| Parking spaces   | 42       | 2   | 44      |  |
| <b>WATER/WASTEWATER</b>  |          |   |         |  |
| Gallons/day (GPD) of water use                                 | 6,000    | 0   | 6,000   |  |
| GPD water withdrawal   | 0        | 0   | 0       |  |
| GPD wastewater generation/treatment                            | 6,000    | 0   | 6,000   |  |
| Length of water/sewer mains (in miles)                         | N/A      | N/A   | N/A     |  |

**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 Weir River)  No

**The project site is located on the existing Nantasket Pier, adjacent to George Washington Boulevard. The boundary of the Weir River ACEC has been specifically drawn to exclude the entirety of the pier, and lays 150-foot seaward of the pier.**

**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.*)

**This ENF is being filed in order to clarify the applicability of the ENF filing threshold at 310 CMR 11.03(b)(5) to the proposed project.**

**Bayside Marketing Systems, Inc. is the lessee of the project parcel and the operator of the existing Jake's Seafood Restaurant and Market wholesale fish processing, wholesale and retail fish market and restaurant located on the project site, a portion of the town-owned Nantasket Pier in Hull. Jake's proposes to construct two small additions to the existing building and reconfigure interior spaces and obtain authorization under Chapter 91 to:**

- **Maintain the licensed fill at the premises;**
- **Authorize the existing building and water-dependent wholesale fish processing and retail fish market use;**
- **Authorize the existing restaurant use;**
- **License the proposed building additions;**
- **License the proposed stormwater management improvements;**
- **License the proposed bottom-anchored float and gangway; and**
- **Authorize the current and continuing water-enhanced uses of the premises.**

**Nantasket Pier was originally constructed as a pile-supported structure in the mid-1800s. The original use of the pier was to provide for the mooring of ferry boats traveling a route between Hull and Boston. The use of the pier for a ferry dock was approved through numerous special acts of the Massachusetts General Court and subsequent authorizations issued under MGL Chapter 91. Historic licenses authorizing a series of modifications to the pile-supported pier date from 1880. The solid fill encompassing the project site and**

**the granite block seawall surrounding the pier was authorized by Waterways & Public Lands License numbers 33 and 38, issued in 1916 and 1917 respectively.**

**The water-dependent fish processing and market operation on the site began in the existing building in 1948 as the Nantasket Lobster Pound, where lobsters and crabs were purchased from local fishermen and sold to the public. Seawater from the Weir River was circulated through storage tanks located in the building. The Nantasket Lobster Pound is now entering its 60th year of operation. In 1970, a small dining room was added to the original building structure. Various seafood dishes were served in the restaurant, including local clams, scallops and smelt. In the early 1990s, a retail fish market counter was added and the purchasing of seafood was expanded to include species such as local Bluefish, Cod, Haddock and Striped Bass. The restaurant has evolved into a full service restaurant focused on fresh local seafood specialties, bringing thousands of patrons to the Hull waterfront each dining season. The use is authorized under the provisions of the Hull Harbor Management Plan.**

**Jake's is proposing the construction of two minor additions to the existing building and the installation of stormwater management improvements on the site, including catch basins, a manhole, associated piping and two new drainage outfalls to the Weir River. The proposed building expansion conforms to the existing Hull Zoning By-Law and is approvable as-of-right subject to the issuance of a building permit by the Building Inspector.**

**The two building additions total approximately 825 square feet in area, and include the addition of an enclosed staircase on the north side of the restaurant building, and a bump-out and new addition along a portion of the southern half of the front of the restaurant building. The enclosed staircase will provide access to a new rooftop deck and further promote public use and enjoyment of the waterfront. The building bump out and addition to the front of the building will allow improvements to the water-dependent wholesale fish processing and wholesale and retail and fish market operation, as well as reconfiguration of the restaurant kitchen and bar.**

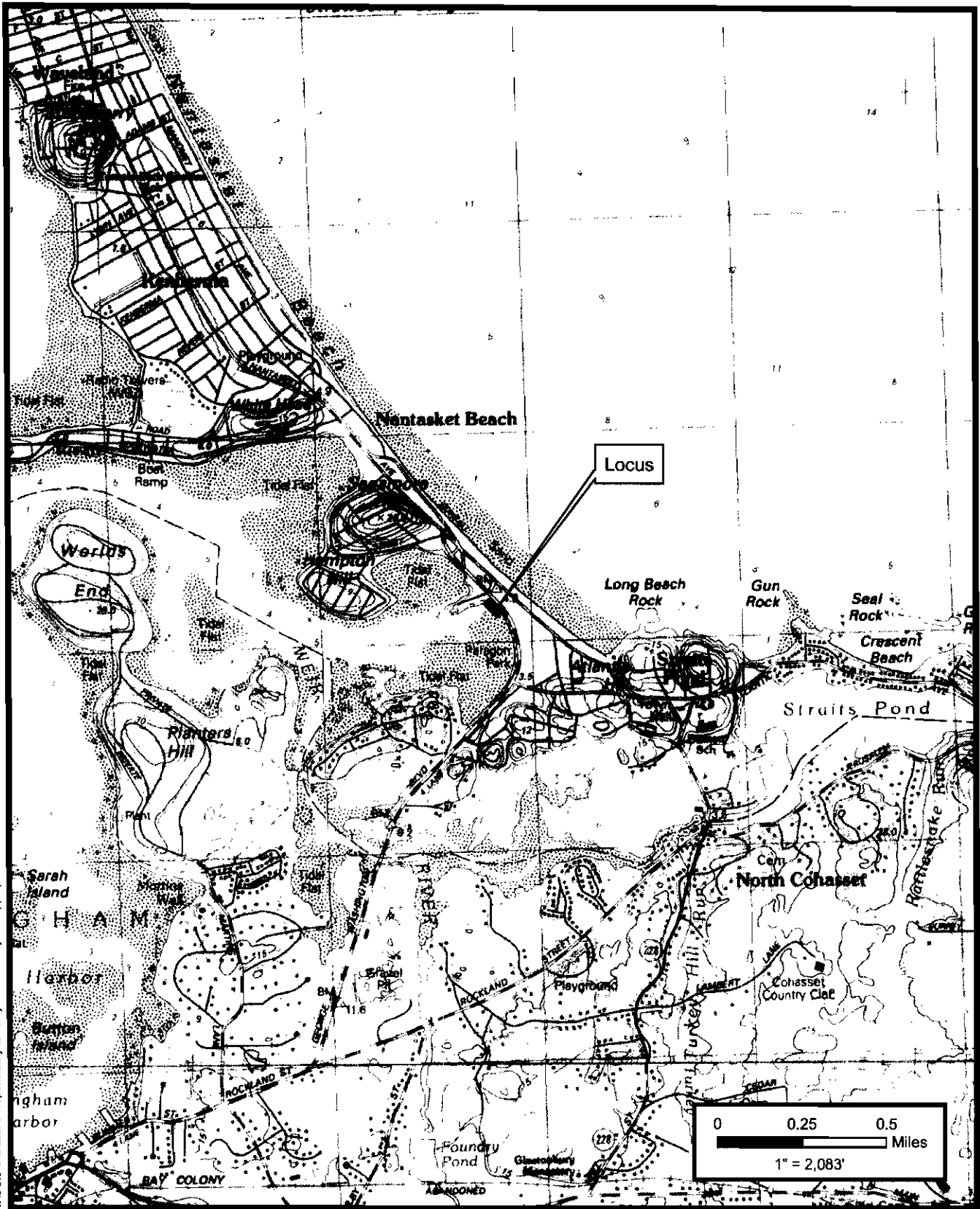
**The project also includes stormwater management improvements. The site is entirely comprised of impervious surfaces and the existing drainage patterns on the site result in sheet flow over the pavement and rooftop runoff flowing to two low points, one located near the north side of the restaurant, and the second point located on the south side of the site at the front of the building. Discharge of storm water to the Weir River is untreated. Two new catch basins with deep sumps will be installed and two stormwater outfalls will be constructed through the existing seawall to provide for treatment of stormwater flows prior to discharge to the Weir River. Outfalls will be outfitted with a back flow preventer type valve ("Tideflex" or equivalent) to prevent backup of seawater into the catch basin sumps during higher tidal conditions.**

**The proposed bottom anchored seasonal float system will consist of two (2) 8-foot by 24-foot floats arranged end-to-end (total dimensions of 8-feet by 48-feet, or 384 square feet). The 4-foot by 40-foot aluminum gangway will be fixed to the capstone of the existing granite block seawall along the seaward property boundary. The floats and gangway will be installed a minimum distance of 60-feet from the public boat ramp and will not extend into the existing navigation channel adjacent to Nantasket Pier.**

**The purpose of the float is to allow for additional public access to/from the water and to provide for safer public access to the restaurant and fish market operation from the water. Currently, numerous boat owners tie up to the existing seawall adjacent to the building in order to patronize the restaurant and fish market, subject to suitable tidal conditions and adequate water depths. Although it is anticipated that the majority of users of the proposed float would be fish market or restaurant patrons, other users will not be discouraged or prohibited from using the float.**

**The project is in compliance with relevant provisions of the Hull Harbor Management plan (approved February 14, 2000). In particular, the plan recommends that the portion of Nantasket Pier encompassing the project site "...should be made available for compatible retail and restaurant uses (Recommendations for the Inner Harbor Planning Area, page 98).**

It is the end user's responsibility to verify the accuracy and appropriateness of the data contained herein. Use of this map constitutes agreement with the terms of Dayfor GIS Disclaimer.



TETRA TECH RIZZO

Ten Forbes Road  
Braintree, MA 02184

## Project Locus

Jake's Seafoods Restaurant & Market  
Hull, Massachusetts

03/28/08



Figure

1

Source: MassGIS, USGS