

For Office Use Only
 Executive Office of Environmental Affairs
 EOE No.: 13519
 MEPA Analyst: Rick Bourré
 Phone: 617-626-1130

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: <i>Peddocks Island – Fort Andrews Preservation and Adaptive Reuse Project</i>		
Street: <i>Peddocks Island</i>		
Municipality: <i>Hull</i>	Watershed: <i>Boston Harbor</i>	
Universal Transverse Mercator Coordinates: <i>4684922.5 Northing; 340821.56 Easting</i>	Latitude: <i>42° 18' 1.46" North</i> Longitude: <i>70° 55' 52.30" West</i>	
Estimated commencement date: <i>2004</i>	Estimated completion date: <i>2007</i>	
Approximate cost: <i>\$5.3 million</i>	Status of project design: <i>5 %complete</i>	
Proponent: <i>The Island Alliance on behalf of MA Department of Conservation and Recreation</i>		
Street: <i>251 Causeway Street</i>		
Municipality: <i>Boston</i>	State: <i>MA</i>	Zip Code: <i>02114</i>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <i>Andrew D. Magee</i>		
Firm/Agency: <i>Epsilon Associates, Inc.</i>	Street: <i>150 Main Street</i>	
Municipality: <i>Maynard</i>	State: <i>MA</i>	Zip Code: <i>01754</i>
Phone: <i>(978) 461-6248</i>	Fax: <i>(978) 897-0099</i>	E-mail: <i>amagee@epsilonassociates.com</i>

- 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:

NEPA Environmental Assessment; US ACOE Section 10 Permit; NPDES Construction Stormwater Permit; Coastal Zone Management Consistency Certification; National Historic Preservation Act Section 106 Review.

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

Initial planned Project components do not meet or exceed MEPA regulatory review thresholds requiring the submittal of an ENF or EIR. Subject to further design, certain later stage Project activities may exceed the ENF thresholds for Historical Resources (building modification or removal) and/or Wastewater (total sewer main extension outside a right-of-way and greater than one-half mile in length). See also Attachment A: Section 4.0, Project Review and Permitting.

- | | | |
|---------------------------------|--|---|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" 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 checked="" type="checkbox"/> Historical & Archaeological Resources * |
- * May exceed threshold - TBD

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 checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> MHC Review (Chap. 254) MCZM Coastal Zone Management Consistency Certification
Total site acreage	88*			
New acres of land altered		5 to 8		
Acres of impervious area	<3	<1	<4	
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		0		
STRUCTURES				
Gross square footage	175,912**	0	175,912	
Number of housing units	0**	0	0	
Maximum height (in feet)	Unknown	0	Unknown	
TRANSPORTATION				
Vehicle trips per day	0	0	0	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	45,600	45,600	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	3,000	27,400	30,400	
Length of water/sewer mains (in miles)	0	0.45/0.45	0.45/0.45	
Notes: *East Head of Peddocks Island Only (Peddocks Island approx. 187 acres) **Fort Andrews – East Head				

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: *Priority Habitat for the identified plant species is limited to "beaches and coastal swamps;" areas that will not be altered by the Project. See also Attachment A: Section 5.1, Rare Species Habitat.*)
 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: *Peddocs Island is listed, in its entirety, on the State and National Registers of Historic Places as a contributing element to the Boston Harbor Islands Archaeological District, because of its association with Native American habitation and burials. Fort Andrews is included in the Inventory of Historic and Archaeological Assets of the Commonwealth and has been determined eligible for listing on the State and National Registers of Historic Places by the Massachusetts Historical Commission.*) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No *The initial (2006) Project work program involves limited physical intrusion into ground surfaces or structures on the island, and no significant modification or demolition of any historic structures. In the immediate short-term, several buildings currently deemed unsafe for access or use will be fenced for security purposes. Ultimately, activities associated with future adaptive reuse of the Fort may require modification of existing structures, or the removal of structures found to be unsafe and beyond rehabilitation and reuse.*

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 Boston Harbor Islands national park area was established as a unit of the National Park System by the United States Congress in 1996. At that time Congress also established the 13-member Boston Harbor Islands Partnership to coordinate the federal, state, and local planning and management of the new national park area. The Island Alliance, a member of the Partnership, has been designated to act on behalf of the Partnership to develop and manage facilities for public use and educational opportunities at, public access to, and conservation of the Boston Harbor Islands. The Massachusetts Department of Conservation and Recreation (DCR), as both a member of the Partnership and the owner of Peddocs Island, is working directly with the Island Alliance in the development and implementation of such facilities and operations at Peddocs Island.

In 2002 and 2003 the National Park Service and the Boston Harbor Islands Partnership issued the final General Management Plan (GMP) and the final National Environmental Policy Act Environmental Impact Statement (EIS) for the newly established Boston Harbor Islands national park area. The Peddocs Island – Fort Andrews Preservation and Adaptive Reuse Project presented in this Environmental Notification Form (ENF) has been prepared in consideration of, and in response to, the GMP and the EIS. The Boston Harbor Islands Partnership's vision for Peddocs Island is to develop a new day-use and overnight destination on Peddocs Island that will make the

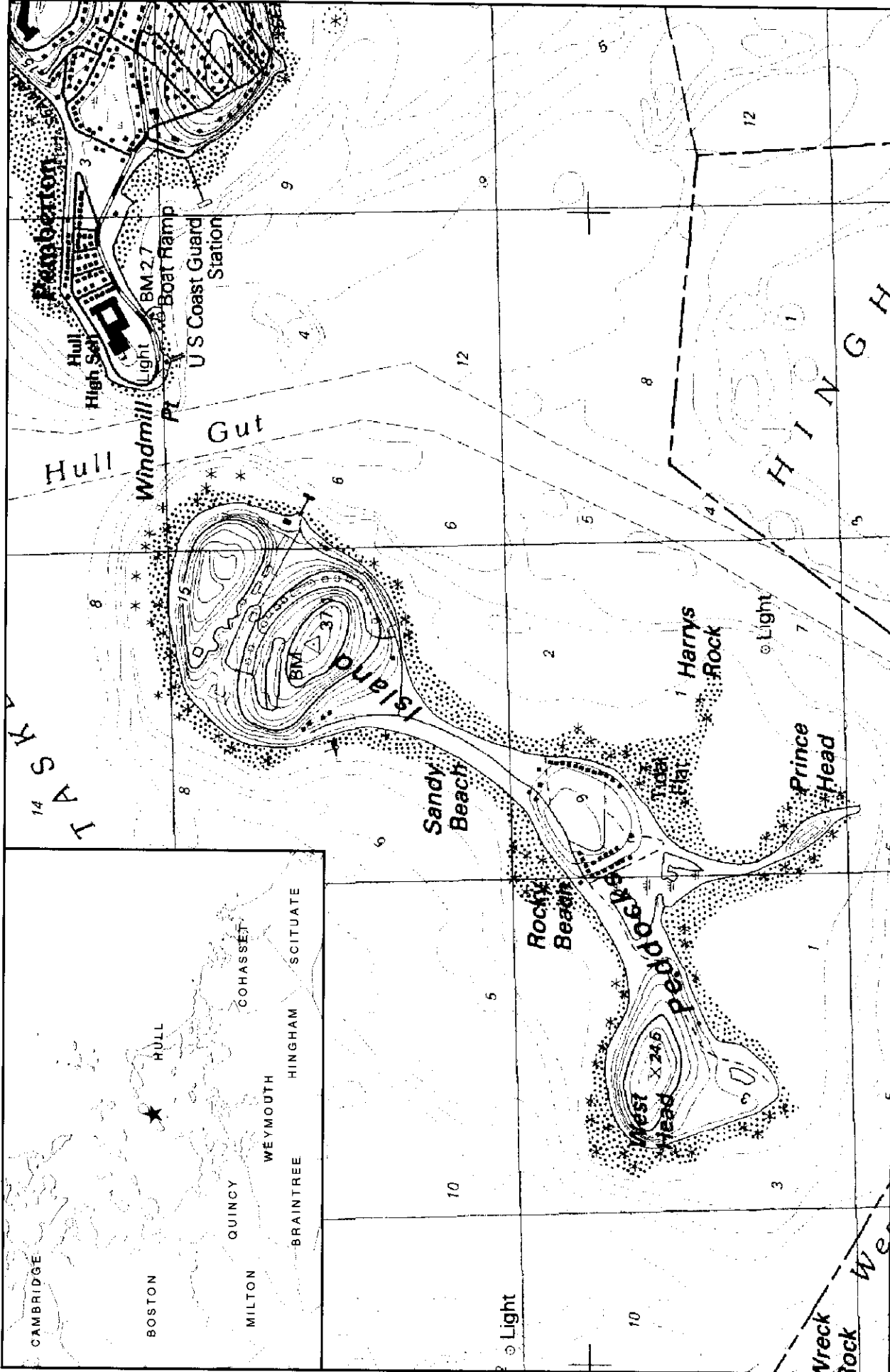
island more accessible to the public, protect the island's natural and cultural resources, preserve portions of the historic military fort, and promote wider public use of the island. This vision is to be achieved through a phased program that includes the preservation and adaptive reuse of historic Fort Andrews buildings and the development of an outdoor eco-tent camp complex on the uplands of the East Head end of the island.

The initial focus of the Peddocks Island – Fort Andrews Preservation and Adaptive Reuse Project will be on establishing East Head as a daytime visitation site, with facilities for passive use such as hiking and picnicking, as well as a site for single-day group events. Toward this end, proposed improvements will include the installation of basic utility infrastructure (water supply, wastewater disposal, and electricity), the construction of a new toilet facility, and landscaping/drainage improvements within the Fort Parade Ground so as to return it to its historical, open lawn condition. Parade Ground improvements would include the removal of volunteer and invasive trees, shrubs, and stumps, and the installation/renovation of the stormwater management system so as to expand the usability of this open space and to establish an events tent site for the temporary installation of a leased events tent. The proposed toilet facility is envisioned as a pre-fabricated walk-in facility with running water and full wastewater utility service. In this initial phase safety precautions would also be initiated, such as the fencing of buildings deemed unsafe for pedestrian access. Meanwhile, the Fort Andrews Chapel would undergo minor repairs and the installation of fire protection. Repairs would consist of both interior and exterior renovation, the degree of which will be dependent upon funding. The repair of the former Fort Andrews Guardhouse/future Visitor Center roof has already been completed, and the roofs of seven other existing buildings have stabilized.

To enable higher levels of visitation and public use of East Head and the Fort Andrews facilities, the reuse plan includes the provision of new water and power supplies and a new wastewater management system, none of which currently exist beyond the rudimentary level on the island. It is proposed that the three utilities be consolidated into one conduit to be directionally drilled beneath Hull Gut from mainland Hull to the island. The conduit will be 24 or 30 inches in diameter and will carry an 8-inch water main, a 4-inch wastewater force main, two 4-inch conduits for power and communication cables, and a 4-inch spare conduit. Alternative methods for supplying necessary infrastructure, including potential onsite water supplies, onsite wastewater treatment and disposal facilities, and on-site power sources, have been explored but found to be either hydrogeologically infeasible or prohibitively expensive, and potentially of significant negative environmental impact.

In the mid-term the Project will focus on adaptive reuse of key Fort Andrews buildings and the evaluation of other buildings in the Fort for possible stabilization and/or reuse. Buildings identified for potential adaptive reuse following the initial phase of the Project include the former Chapel, Guardhouse, Firehouse, Bakery, and Administration Building. As envisioned, the former Guardhouse would be renovated as a Visitor Center with interpretive exhibits, the former Chapel would be renovated to accommodate large groups, and the former Firehouse would be renovated as a full-service kitchen to serve campers as well as day-use groups. In association with this reuse and resulting preservation, the former Bakery would be renovated as a dining hall/café to serve these same groups. Finally, the former Administration Building at the head of the Parade Ground would be improved as an amphitheater to support musical and theatrical productions, lectures, and movies for overnight visitors.

Later phases of the Project are proposed to include the development of a family eco-tent camp on the uplands of East Head. As envisioned, this camp would consist of two eco-tent complexes at the tops of the drumlins located east and west of the main Fort campus. In all, approximately 100 eco-tent cabins would be constructed to provide overnight accommodations for visitors.



Basemap: 1985 USGS Quadrangles, MassGIS

Figure 1
Locus Map (USGS)
Peddocks Island
Hull, Massachusetts

