

**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.: 13256  
 MEPA Analyst: Bill GAGE  
 Phone: 617-626-1025

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>Neponset Landing</b>		
Street: <b>Hancock Street</b>		
Municipality: <b>Quincy</b>	Watershed: <b>Neponset Watershed</b>	
Universal Transverse Mercator Coordinates: <b>19 03 32 026E, 46 83 024 N</b>	Latitude: <b>42° 17' 1" N</b> Longitude: <b>071° 02' 15" W</b>	
Estimated commencement date: <b>July 2004</b>	Estimated completion date: <b>Fall 2005</b>	
Approximate cost: <b>\$35 - \$39 million</b>	Status of project design: <b>75 %complete</b>	
Proponent: <b>Conroy Development Corporation</b>		
Street: <b>800 Technology Center Drive</b>		
Municipality: <b>Stoughton</b>	State: <b>MA</b>	Zip Code: <b>02072</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Frederick A. Keylor</b>		
Firm/Agency: <b>H.W. Moore Associates, Inc.</b>	Street: <b>112 Shawmut Avenue</b>	
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02118</b>
Phone: <b>(617) 357-8145</b>	Fax: <b>(617) 357-9495</b>	E-mail: <b>fkeylor@hwmoore.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 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:

- **City of Quincy Variance/Special Permit Approval**
- **Order of Conditions under the Wetlands Protection Act and City of Quincy Wetland Bylaw**
- **Superseding Order of Conditions – Massachusetts DEP**
- **Massachusetts DEP – Minor Sewer Connection Permit**
- **National Pollutant Discharge Elimination System Notice**
- **Chapter 91 Minor Project Modification**

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 checked="" type="checkbox"/> Transportation                   |
| <input type="checkbox"/> Energy          | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                     |
| <input checked="" 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 checked="" type="checkbox"/> Superseding Order of Conditions <input 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	<b>4.86±</b>			
New acres of land altered		<b>0</b>		
Acres of impervious area	<b>3.95</b>	<b>- 0.95 +/-</b>	<b>3.0 +/-</b>	
Square feet of new bordering vegetated wetlands alteration		<b>0</b>		
Square feet of new other wetland alteration		<b>0</b>		
Acres of new non-water dependent use of tidelands or waterways		<b>0</b>		
<b>STRUCTURES</b>				
Gross square footage	<b>91,000</b>	<b>253,609</b>	<b>344,609</b>	
Number of housing units	<b>0</b>	<b>280</b>	<b>280</b>	
Maximum height (in feet)	<b>30±</b>	<b>98±</b>	<b>128±</b>	
<b>TRANSPORTATION</b>				
Vehicle trips per day	<b>1000</b>	<b>812</b>	<b>1812</b>	
Parking spaces	<b>110</b>	<b>392</b>	<b>502</b>	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	<b>1,315</b>	<b>47,669</b>	<b>48,984</b>	
GPD water withdrawal	<b>0</b>	<b>0</b>	<b>0</b>	
GPD wastewater generation/treatment	<b>1,195</b>	<b>43,336</b>	<b>44,531</b>	
Length of water/sewer mains (in miles)	<b>0.11±</b>	<b>0.04±</b>	<b>0.15±</b>	

**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: NEPONSET RIVER ESTUARY)  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 consists of approximately 4.86± acres of industrial zoned land located on the northerly side of Hancock Street in Quincy, Norfolk County, Massachusetts. The site is roughly bounded by the MBTA railway bridge to the north, the Neponset River to the west, land of the Commonwealth of Massachusetts to the east, and the elevated William T. Morrissey Boulevard to the south.

The site is currently occupied by a recently vacated one to two story industrial facility formerly used for warehousing, a specialty retail facility, and Fallon Ambulance Service. The site also has an existing wood pier providing water access to the Neponset River. The existing site surface is almost entirely comprised of roof or bituminous pavement areas, with a densely compacted gravel area along the western portion of the site adjacent to the Neponset River.

The Neponset River is bordered by a Riverfront Area extending 200 feet from the Mean High-Tide Line of the river into the site. Adjacent to the Neponset River, the site contains stone block vertical retaining walls and steeply sloping stone riprap areas. The top of these retaining walls and stone riprap areas defines the top of coastal bank on the site. The Neponset River Estuary Area of Critical Concern (ACEC) extends 100 feet into the site from the top of coastal bank. A pile-supported wooden pier is located over one portion of the riprap area, and a drainage outlet structure is located in a portion of the vertical retaining wall. The entire site has been developed/disturbed in the past and is in a degraded state.

**The proposed project includes the demolition of the existing on-site industrial building and construction of a ten-story apartment building totaling 280 units over two levels of structured parking. The project also consists of the creation of 167+/- surface parking spaces, installation of associated utilities, drainage improvements, landscaping, and extensive off-site traffic mitigation at the intersection of Hancock Street at Newport Avenue Extension. The Proponent has agreed to make 28 units in the development affordable housing units thereby assisting Quincy and the Commonwealth to meet the goal in Executive Order 418 of providing permanently affordable housing.**

**This Redevelopment Project will result in the following significant improvements to the site's Riverfront Area and the Neponset River Estuary ACEC:**

- The creation of a public access landscaped promenade along the perimeter of the shoreline will replace the existing paved and gravel parking areas, thereby reducing the total amount of impervious surface and significantly improving the capacity of the Riverfront Area to protect the Neponset River.**
- The proposed site improvements provide for a significant decrease (0.95 +/- acres) in impervious surface area compared to the existing conditions. This reduction in roof and pavement surface area and accompanying increase in landscaping results in reduction in runoff from the site under all storm events. In addition, the proposed stormwater management system will result in a reduction in total suspended solids exiting the site, in strict compliance with the standards established by the DEP's Stormwater Management Policy, providing improved water quality from the site discharging to the Neponset River.**
- The project Proponent has worked closely with the Quincy Conservation Commission and the Quincy Department of Public Works throughout the local permitting process. As a result of this cooperative working relationship, the Proponent has agreed to clean the existing City owned drainage system in Hancock Street in front of the project site and to install a stormwater treatment chamber (Vortechinics) on this existing drainage system upstream of its discharge point to the Neponset River. This improvement will provide significant enhancement of the stormwater reaching the Neponset River from this existing street drainage system.**
- The proposed site layout and planned landscaping will result in an overall aesthetic improvement of the existing site by providing more vegetated and landscaped areas.**

**The no-build option is the alternative for this site under which the existing industrial facility would continue to be leased to a variety of tenants, and the degraded site conditions would remain.**

**The above-mentioned improvements of the proposed project will result in more positive impacts to the site than the no-build option, and will significantly enhance an important gateway to the City of Quincy.**

**For additional details, refer to Attachment 1.**