

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.: 13305R
 MEPA Analyst: ADNE 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: June, 2005	Estimated completion date: Nov., 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 X No
- Has this project been filed with MEPA before?
 Yes (EOEA No. 13305) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) X No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
 - a Single EIR? (see 301 CMR 11.06(8)) Yes X No
 - a Special Review Procedure? (see 301CMR 11.09) Yes X No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes X No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes X 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 _____) X 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
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 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		
STRUCTURES				
Gross square footage	7,024	1,598	8,622	
Number of housing units	0	0	0	
Maximum height (in feet)	22	4	26	
TRANSPORTATION				
Vehicle trips per day	20	50	70	
Parking spaces	26+	0	26	
WATER/WASTEWATER				
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 _____) X No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) X 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 _____) X 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 _____) X 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 _____) X 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 first floor will be used for the marina retail and operations office, a public bathroom and Facilities of Public Accommodation. The second floor will be used for Facilities of Private Tenancy.

The proposed building will be operated in conjunction with the existing marina. Parking spaces will be available to marina patrons. A public walkway with benches will be provided around the entire waterfront perimeter of the site. Indoor and outdoor 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.: “Facilities of Public Accommodation”) as required under the applicable subsections of 310 CMR 9.00, the DEP Waterways Regulations.

A previous ENF was filed with MEPA in June, 2004. Based upon comments submitted to MEPA from MA DEP Waterways and MA CZM, the applicant elected to withdraw the ENF pending resolution of these issues. The applicants’ consultants have met and worked with DEP and CZM through the 2004-2005 Winter to address the issues of these agencies. This re-submitted ENF and supporting plan incorporates all revisions resulting from this effort.

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

d) Mitigation

The proposed project includes a 400 LF ± public walkway with beaches around the entire waterfront perimeter of the site. The Town of Hingham Harbor Development Committee Plan includes the completion of 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 harbor 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 X 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>+ 229 SF</u>	<u>4353 SF</u>
Roadways, parking, and other <u>paved</u> areas	<u>0</u>	<u>15968 SF</u>	<u>15968 SF</u>
Other altered areas (describe)*	<u>0</u>	<u>3186SF</u>	<u>3168SF</u>
Undeveloped areas	<u>0</u>	<u>0</u>	<u>0</u>

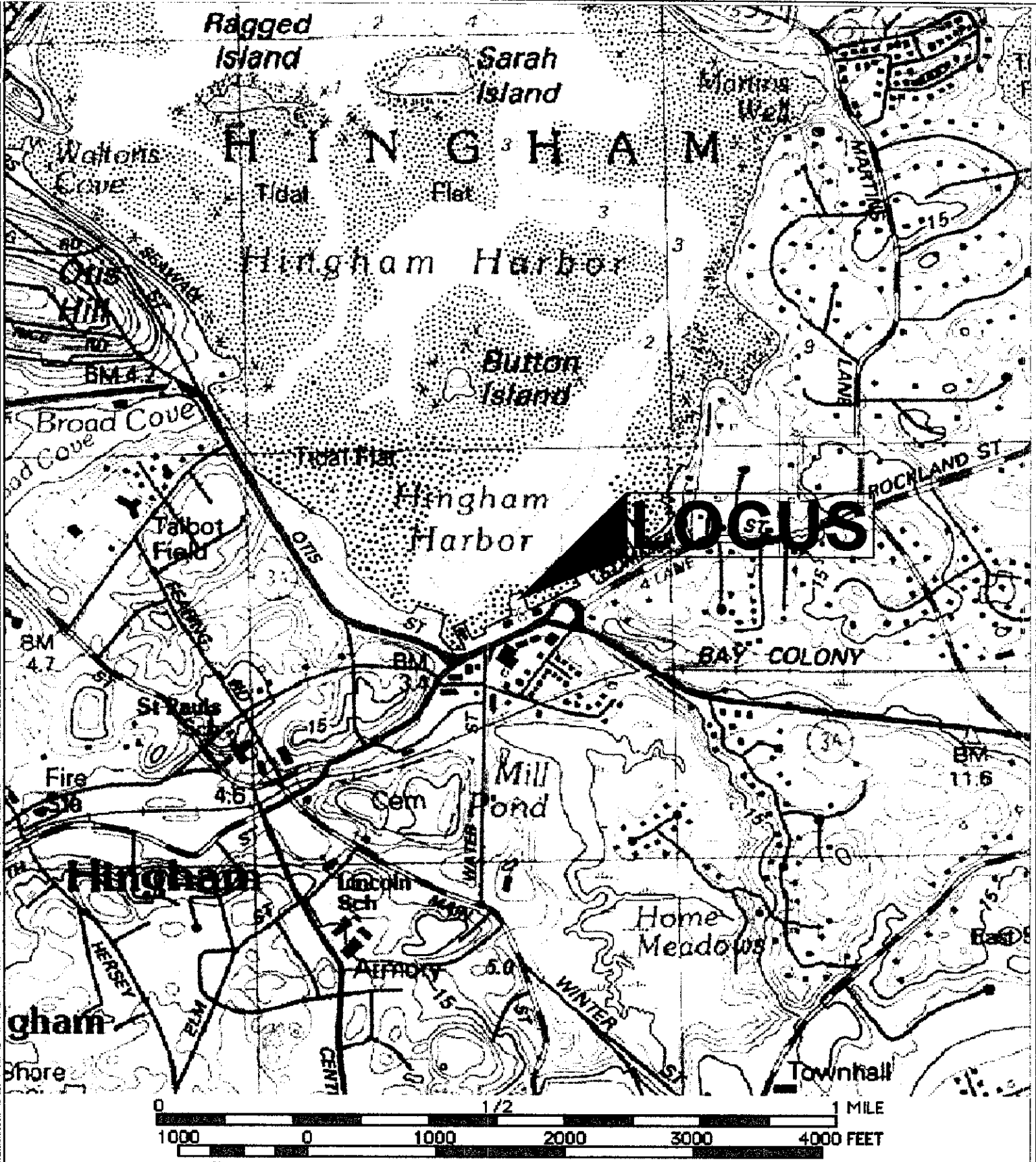
*Landscaping & public boardwalk. (+1,434SF of walkway extended over concrete wall).

B. Has any part of the project site been in active agricultural use in the last three years?
 ___ Yes X 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 X 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 X 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 X No; if yes, does the project involve the release or modification of such restriction? ___ Yes X No; if yes, describe:



SOURCE: USGS Topographic Map - Weymouth 1984

FIGURE 1

LOCUS MAP

scale:

AS SHOWN

PROPOSED BUILDING AND WALKWAY
 26 SUMMER STREET
 HINGHAM, MASSACHUSETTS

SITEC
 ENVIRONMENTAL

769 Plain Street, Unit C
 Marshfield, MA 02050
 (781) 319-0100
 FAX (781) 834-4783