

# 13299  
 Nick ZAVOLAS  
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**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: <b>Atlantis Marina</b>		
Street: <b>550 Pleasant Street</b>		
Municipality: <b>Winthrop</b>	Watershed: <b>Belle Isle Inlet</b>	
Universal Tranverse Mercator Coordinates: <b>335955<sup>m</sup>E, 4693948<sup>m</sup>N</b>	Latitude / Longitude: <b>42 22' 49" N/70 59' 33" W</b>	
Estimated commencement date: <b>Fall 2004</b>	Estimated completion date: <b>Spring 2006</b>	
Approximate cost: <b>\$12,000,000.00</b>	Status of project design: <b>30% complete</b>	
Proponent: <b>VL Realty, LLC, c/o RCG LLC</b>		
Street: <b>17 Ivaloo Street, Suite 100</b>		
Municipality: <b>Somerville</b>	State: <b>MA</b>	Zip Code: <b>02143</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Gregory A. Carrafiello, Senior Associate</b>		
Firm/Agency: <b>Fort Point Associates, Inc.</b>	Street: <b>286 Congress Street, 6<sup>th</sup> Floor</b>	
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02210</b>
Phone: <b>(617) 357-7044</b>	Fax: <b>(617) 357-9135</b>	E-mail: <b>gcarrafiello@fpa-inc.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): **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 Permit; FAA Determination of No Hazard to Air Navigation; NPDES Notice of Intent; MCZM Federal**

**Consistency Review; Winthrop Conservation Commission; Winthrop Planning Board-Special Permit; Winthrop Department of Public Works-Sewer Connection Permit; Winthrop Inspectional Services Department-Building Permits; and Winthrop Fire Department-Flammable Fuel Permit.**

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 <input type="checkbox"/> Superceding 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 type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	~1.8 acres			
New acres of land altered		0.0 acres		
Acres of impervious area	1.3 acres	-0.1 acres	1.2 acres	
Square feet of new bordering vegetated wetlands alteration		0.0 sf		
Square feet of new other wetland alteration		48,719 sf		
Acres of new non-water dependent use of tidelands or waterways		-0.4 acres		
<b>STRUCTURES</b>				
Gross square footage	~24,844	~93,183 s.f.	~118,027 s.f.	
Number of housing units	- 0 -	39	39	
Maximum height (in feet)	~20-25	~15-20	40	
<b>TRANSPORTATION</b>				
Vehicle trips per day	462	334	796	
Parking spaces	84	117	201	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	~3,025	~8,525	~11,550	
GPD water withdrawal	- 0 -	- 0 -	- 0 -	
GPD wastewater generation/ treatment	~2,750	~7,750	~10,500	
Length of water/sewer mains (in miles)	- 0 -	- 0 -	- 0 -	

**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 \_\_\_\_\_ )  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 is located along Pleasant Street in the Town of Winthrop. The site is abutted by the waters of Belle Isle Inlet to the east, by land owned by Manuel & Rosanne Tavares and Karen & Maureen Fidler to the south, by Pleasant Street to the west, and by land owned by Helena Mullins to the north.

The Project site consists of approximately 1.4 acres of upland, and 0.4 acres of tidal flats.

The Project site presently contains two buildings with a total footprint of approximately 12,422 s.f. which are used for retail, commercial and marina related purposes. The exterior portions of the site are used to support parking for approximately 84 vehicles and seasonal storage of boats. The adjacent watersheet contains an existing, previously authorized, 84-slip recreational marina.

The proponent proposes to construct a mixed-use development consisting of approximately 39 residential units, a restaurant, parking, and marina uses within a building of approximately 118,027 gross square feet.

The Project will provide over 29,000 s.f. of publicly accessible open space throughout the Project site, including pedestrian walkways along the entire perimeter, a ten foot wide waterfront walkway, benches, outdoor seating, and landscaping.

The development program also incorporates ground floor spaces that will be publicly accessible, offering uses and amenities that will activate and enliven the waterfront environment. The proponent is considering ground floor uses such as a restaurant at the seaward end of the site, with seasonal outdoor seating, small-scale commercial, and marina support space. A portion of the ground floor will be used for upper floor accessory, service and loading uses.

The upper floors of the building will contain approximately 39 residential units and a fitness center for the residents. There will be approximately 13 residential units on each floor ranging from 1 to 3 bedroom units.

Parking for the Project will be accommodated through exterior surface parking and a subsurface parking garage. The parking garage will be accessed from Pleasant Street and will have one level of below grade parking. A total of approximately 201 parking spaces will be provided on the project site. Approximately 139 parking spaces will be available in a below-grade parking garage, and approximately 62 spaces will be provided at-grade.

The building has been designed as a low-scale structure and will consist of a 4-story structure, with a maximum height of forty feet (40). The exterior of the building has been designed in a scale to not overwhelm the neighboring structures and to maximize views of Boston and the Harbor. The materials used all will reflect vernacular New England architecture, while employing up to date construction techniques that can withstand the rough variations of climate and noise levels.

The proponent also intends to maintain an existing 91-slip marina within the waters along the eastern portion of the site. The marina will be accessed via a ramp system located at the southern portion of the site.

Overall, the Project dramatically improves the physical, aesthetic and environmental aspects of the site and transforms an underutilized parcel into a substantial asset for the community and Town of Winthrop.