

**Commonwealth of Massachusetts**  
**Executive Office of Environmental**  
**Affairs ■ MEPA Office**

**ENF**

**Environmental**  
**Notification Form**

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>13096</u>
MEPA Analyst:	<u>Nick Zavalas</u>
Phone:	617-626- <u>1030</u>

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: Mini Fenway Park		
Street: 130-170 Ricciuti Drive		
Municipality: Quincy	Watershed: Furnace Brook	
Universal Transverse Mercator Coordinates: N 4,678,322 / E 331,976	Latitude: 42°14'27.4" N Longitude: -71°02'11.2" W	
Estimated commencement date: Sept. 2003	Estimated completion date: April 2004	
Approximate cost: \$5,000,000.00 *(Phase 1)	Status of project design:	20 %complete
Proponent: Mini Fenway Park, Inc.		
Street: 2 Yawkey Way, P.O. Box 692562		
Municipality: Quincy	State: MA	Zip Code: 02269-2562
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David J. Hickey, Jr., PE		
Firm/Agency: Green Environmental, Inc.	Street: 216 Ricciuti Drive	
Municipality: Quincy	State: MA	Zip Code: 02169
Phone: 617-479-0550	Fax: 617-479-5150	E-mail: dhickey@greenenvironmental.com

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

Supplemental information provided in an Environmental Notification Form filed for the Granite Rail Quarry Project (EOEA No. 11823) includes a miniature version of Fenway Park.

Has any project on this site been filed with MEPA before?

Yes (EOEA No. 6995)

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): Mass Development

Brownfields Funding (\$20,000); Land Transfer from Massachusetts Division of Capital Asset Management (11.44 acres of land)

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: NPDES Construction Stormwater General Permit, Department of Environmental Protection Div. Of Solid Waste and Bureau of Waste Site Cleanup, City of Quincy Wetlands Protection, \*Administrative Consent Order

\*The proponents understands that an Administrative Consent Order was issued for the Quarry Hills project to preserve historic quarrying features and complete proper landfill closure. A portion of the Mini Fenway project may be subject to that consent order.

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

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input 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"/> 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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  <u>Comm Of Massachusetts Chapter 275 of the Acts of 1998, Aug.10, 1998</u>  <u>US EPA/MA DEP NPDES Permit</u>  <u>DEP Administrative Consent Order ACO Boston 03 ASPQHA</u>
Total site acreage	11.44			
New acres of land altered		8		
Acres of impervious area	1.16	2.96	4.12	
Square feet of new bordering vegetated wetlands alteration		None expected		
Square feet of new other wetland alteration		None expected		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage (Ballfield and practice facility)	0	60,000	60,000	
Number of housing units	0	0		
Maximum height (in feet)	0	60	60	
<b>TRANSPORTATION</b>				
Vehicle trips per day				
Parking spaces	435	-185	250	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	14,300	14,300	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	13,000	13,000	
Length of water/sewer mains (in miles)	0	0.10	0.10	

**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 Legislative Exemption )  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 PH 834 )  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: Blue Hills Multiple Resource Area MHC# QUI.HA.5)  No

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

Yes (Specify: Limited soil excavation will be conducted in areas previously impacted by construction debris.)  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 on Ricciuti Drive in the West Quincy section of Quincy, Massachusetts, north of the Blue Hills Reservation. This section of Quincy was historically utilized for granite rock quarrying, and more recently the area was used as a municipal landfill. Currently the project area consists of gravel drives and parking areas, paved parking areas, foot trails and open space as shown on the attached site plan. The project is part of an overall effort by the Department of Conservation and Recreation (DCR), formerly the Massachusetts District Commission, and others to redevelop former quarries and associated land for recreational uses. The project involves the construction of a one-half scale replica of Fenway Park. The public park would be used for Tee-Ball, Youth Baseball and Softball.

The proposed project is in accordance with Chapter 275 of the Acts of 1998, as amended by Chapter 183 of the Acts of 2002 "Providing for the Lease of Commonwealth Land in the City of Quincy". The subject property, approximately 11.44 acres of land owned by the DCR, will be leased to Mini-Fenway Park, Inc. for a term of up to 50 years. The purpose of the act was to construct and operate... "a replica of Fenway Park for recreational use on such terms and conditions as will ensure affordable use thereof by the public and compliance with said agreement".

The entire project includes the construction of a 1/2 scale replica of the ballfield and a 15,000 square foot stadium. Additionally the project includes a 45,000 square foot domed practice facility. The Mini Fenway stadium building will include a museum, a function hall, offices, a theater, concessions stands, a restaurant, and an arcade. The domed facility will consist of training facilities, a fitness center, and a retail store. The plan includes the construction of approximately

250 on-site parking spaces. The project will likely be completed in separate phases with the infrastructure and the Mini-Fenway Park being constructed in the first phase. All construction costs will be privately funded and the park will be open to the public and will serve as a monument to Massachusetts history.

The project expects to work with the DCR as well as other area land owners, such as the MBTA and Marriott Hotels to accommodate shuttled parking for larger events. Off-site infrastructure improvements are not expected. The project proponents are considering displays, both on and off-site, exhibiting local historic granite quarrying operations of the area and the adjacent Blue Hills Reservation. Any artifacts uncovered during construction will be preserved for future displays. In addition, a small parking area may be installed to support recreational activities associated with the adjacent walking trails.

The project proponents intend to preserve and/or replicate existing wetland areas, and to incorporate features to protect known species of concern or threatened species in the area. The Consent Order issued for the Quarry Hill project may encompass the preservation of historic features on the Mini Fenway property. The applicants are currently working with Friends of the Blue Hills, the Neponset River Watershed Association and the Quincy Conservation Commission during the planning process.

**LAND 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  No; if yes, specify each threshold:

**The project exceeds the review threshold due to the creation of five or more acres of impervious area.**

**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>0</u>	<u>1.4</u>	<u>1.4</u>
Roadways, parking, and other paved areas	<u>1.16</u>	<u>2.96</u>	<u>4.12</u>
Other altered areas (existing gravel lot)	<u>1.76</u>	<u>-1.76</u>	<u>0</u>
Other altered areas (landscaped areas)	<u>0</u>	<u>0.44</u>	<u>2.50</u>
Undeveloped areas	<u>8.52</u>	<u>4.80</u>	<u>3.42</u>

The Other altered areas include landscape, consisting of gravel parking and drives in the existing condition and lawn seating, picnic and open areas in the proposed condition.

B. Has any part of the project site been in active agricultural use in the last three years?  
 Yes  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  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  No; if yes, describe:

Legislative Exemption, in accordance with Chapter 275 of the Acts of 1998

E. Is any part of the project site currently subject to a conservation restriction, preservation