



Environmental
Notification Form

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13923
MEPA Analyst: Holly Johnson
Phone: 617-626-1023

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: Onset Bay Marina Pier System Expansion		
Street: 18 Green Street		
Municipality: Wareham	Watershed: Buzzards Bay	
Universal Transverse Mercator Coordinates:	Latitude: 41°44'22" Longitude: -70°38'50"	
Estimated commencement date: Nov. 2006	Estimated completion date: April 2008	
Approximate cost: \$200,000	Status of project design: 100 %complete	
Proponent: Onset Bay II Corporation-Onset Bay Marina		
Street: P.O. Box 780		
Municipality: Buzzards Bay	State: MA	Zip Code: 02532
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William F. Madden, P.E.		
Firm/Agency: G.A.F. Engineering, Inc.	Street: 266 Main Street	
Municipality: Wareham	State: MA	Zip Code: 02571
Phone: 508-295-6600	Fax: 508-295-6634	E-mail: gaf.eng@verizon.net

- 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 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): 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:

- Town of Wareham Conservation Commission Order of Conditions (Under Appeal)

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
LAND				<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 type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	2.24--and area			
New acres of land altered		0.21-pier/float		
Acres of impervious area	1.73	0	1.73	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		9145		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	29,139-bldgs.	0	29,139	
Number of housing units	0	0	0	
Maximum height (in feet)	35'-40'±	0	35'-40'±	
TRANSPORTATION				
Vehicle trips per day	794	67	861	
Parking spaces	50 Required	16 Required	66 Required	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1836	593	2429	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	1330	360	1690	
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: WH 2086 and PH 1483 (See Letter from NHESP)) 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.*)

Project Site Description

The existing project site is a 2.55 acre waterfront parcel located at #18 Green Street in Onset, MA. The project site known as Onset Bay Marina (OBM) is currently owned and operated as a commercial marina by Onset Bay II Corporation. Onset Bay Marina's docking/pier facility consists of an existing steel bulkhead, a fixed pier with a floating finger pier system with slips accommodating approximately 99 vessels of varying size as well as a mooring field consisting of 34 moorings. The pier/docking system extends approximately 573' beyond mean high water into Onset Bay. The existing marina facility is authorized by the Massachusetts Department of Environmental Protection Chapter 91 license number 2413 (see attached). The fixed pier section of the facility houses a dockmaster's station and the seaward end of the facility is a fuel dock float with fuel dispensing apparatus.

The project proposal is the expansion of the Onset Bay Marina through the construction of additional pile and float systems as well as the relocation of the existing fuel dock.

The waiting list at OBM exceeds 100 individuals so to better serve the public, relieve pressure to recreational water-borne access within the community and enhance the pleasure of this recreational boating facility within this water dependent use the OBM proposes a facility expansion. The expansion of the facility has been a goal of OBM since the late 1980's. The project consists of expanding the floating dock system by the addition of approximately 9145 square feet of pile and float system to extend seaward off of the existing pier and float system as shown on the Plan to Accompany Notice of Intent. The proposed float system will extend an additional 174' into Onset Bay to result in a total of 747' beyond mean high water. The expansion will provide approximately 29 new slips. The dock master station and fuel dock float will be extended to the end of the facility, so that the overall orientation of the facility is consistent with the existing arrangement. The existing fuel dispenser and hose reels will be utilized at the new fuel float location. All utilities including fuel, water, electric, telephone & cable will be extended out to the new float system through raceways within the floats themselves. Each bay will be provided with a utility pedestal as well as dock boxes for each slip located on the 10 foot wide access floats. These utility line extensions shall conform to all requirements of local, state and federal regulations as well as all recommendations of the float manufacturer. The added pile & float system will extend into the two OBM mooring fields. OBM mooring field number one will lose 9 moorings equivalent to 40.5% of the mooring field number one total area. Mooring field number two will lose 6 moorings equivalent to 7.5% of the mooring field number two total area. The implementation of the proposed float system will result in the elimination of a total of 15 moorings from the existing Onset Bay Marina mooring fields. This results in a net increase of only 14 vessels to the marina. Of the 14 added boat slips, 6 of these will be designated for transient use and the remaining 8 would be

conventional use slips. The replacement of the existing moorings with slips provides for easier access & use, greater vessel safety & control as well as greater vessel monitoring for environmental concerns.

Onsite/Offsite Alternatives & Associated Impacts

For this project there are no off-site alternatives realistically available to OBM. At the present time, the waiting list for slip space exceeds 100 individuals. Increased pressure for recreational boating access within the community places demands on municipal services that cannot be met with the existing public access facilities.

The onsite alternatives to the proposed work for this project are highly limited. The proposed work has been scaled back once already from the original proposal. In order to obtain the desired goal of the provision of additional vessel docking spaces float expansion must be in a seaward direction due to riparian rights limits and navigational fairway requirements on the adjacent parcels. As proposed, the expansion infringes on the existing OBM mooring fields to the south of the existing facility. As it is, 15 moorings will be lost through the currently proposed float orientation. The project is therefore limited in the seaward direction as well. Again, the only onsite alternative is the no-build option.

Onsite/Offsite Mitigation Measures

Coastal wetland resource areas associated with this project include Land Under Ocean 310 CMR 10.25 and Land Containing Shellfish 310 CMR 10.34. The expansion area may extend into areas mapped by the Natural Heritage program as Priority Habitats of Rare Wildlife and Certified Vernal Pools however the Natural Heritage and Endangered Species Program has issued a project review letter dated March 18, 2005 (see attached).

The onsite mitigation measures that have been implemented into this proposed work include a number of project/site features. The riparian lines to the east and west of the proposed expansion have been provided with 79' and 52' fairways between riparian line and proposed float. This insures adequate space for passage of vessels to access abutting parcels. The water depth at the end of the existing fuel dock float is approximately 6.7' at mean low water. The water depth at all locations of the proposed float facility is equal to or greater than the 6.7'. This will provide more than sufficient depth for vessels being docked to provide adequate protection of the aquatic seafloor environment.

The original proposal included approximately 16,500 square feet of float and pile area. During the local permitting process the total area of proposed float and pile was drastically reduced to the current proposal of 9145 square feet. This reduction in area addressed concerns of the commission with regards to overall project scope.

Potential impacts created by the OBM project will be limited to minor impacts to water quality caused by pile driving. It is not expected that there will be any measurable change to water quality by the addition of 29 boat slips as adequate water circulation is provided. The placement of piles is not likely to adversely impact the potential for shellfish productivity.

The project locus is the ideal location for expanded docking facilities. The strains of insufficient marine docking facilities within the Town of Wareham with can be lessened through the implementation of this marina expansion.

(SEE ATTACHED PROJECT NARRATIVE FOR FURTHER DETAILS)