

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **14347**
 MEPA Analyst: **Nick Laoulas**
 Phone: 617-626- **X 1030**

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: Dreamland Theater Restoration Project		
Street: 17 South Water Street / 18 Easy Street		
Municipality: Nantucket, MA	Watershed: Cape & Islands	
Universal Transverse Mercator Coordinates: NAD83 Zone 19N. 408066.0285 easting, 4570951.464 northing	Latitude: 41° 17' 5.1999" N Longitude: 70° 5' 52.1474" W	
Estimated commencement date: Mar 2009	Estimated completion date 2010	
Approximate cost \$18.2 million	Status of project design: 20 % complete	
Proponent: The Nantucket Dreamland Foundation		
Street: 35 Centre Street, 2nd Floor		
Municipality: Nantucket	State: MA	Zip Code: 02554
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Lester B. Smith		
Firm/Agency: Epsilon Associates	Street: 3 Clock Tower Place Suite 250	
Municipality: Maynard	State: MA	Zip Code: 01754
Phone: 978-897-7100	Fax: (978) 897-0099	E-mail: lsmith@epsilonassociates.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
- 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:

Local: Nantucket Planning Board Major Commercial Development Special Permit; Nantucket Historic District Commission – Certificate of Appropriateness: one each for Demolition and Construction; Nantucket Conservation Commission – Order of Conditions; Local Building Permits: one each for Demolition and Construction, Local Sewer and Water Connection Permits.

Federal: None.

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 checked="" 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 <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 checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: MHC – State Register Review
Total site acreage	0.31			
New acres of land altered		0		
Acres of impervious area	0.31	0	0.31	
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		0		
STRUCTURES				
Gross square footage	13,107	9,630	22,737	
Number of housing units	0	0	0	
Maximum height (in feet)	48'-1"*	2'0"	50'-1"	
TRANSPORTATION				
Vehicle trips per day	324-454 [†]	176-246	500-700	
Parking spaces	18	-18	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2000	4500	6500	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	2000	4500	6500	
Length of water/sewer mains (in miles)	Wtr 0.002 Swr 0.002	Wtr 0.018 Swr 0.018	Wtr 0.02 Swr 0.02	

*Above average mean grade

[†]Trip numbers based on when 400-seat theater was in operation

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 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 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: **Nantucket Historic District**) No

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

Yes (Specify: **Dreamland Theater**) 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.*)

(a) Project Site: The existing Project site is in downtown Nantucket and consists of two lots (Lot 1 = 7,701 square feet (sf) (0.18 acres) and Lot 2 = 5,595 sf (0.13 acres) for a total Project site of 13,296 sf (0.31 acres) of land that fronts on South Water Street on the west and borders on Oak Street on the north side and Easy Street on the east side. The site currently contains the existing "Dreamland Theater" building which is a 2-story timber frame building at 17 South Water Street with paved parking lot immediately behind the building.

Proposed Project: The Project will consist of disassembling the existing Dreamland Theater and constructing a new Dreamland Theater to serve the Nantucket community. The new Dreamland Theater will be redeveloped from a movie theater to a fully accessible community arts and cultural center. The new building will include a large movie theater/live performance theater with a stage and full back-of-house area (dressing rooms, green room, storage and mechanicals) and mezzanine level projection room, a studio theater with a rear projection room, three multi-purpose function rooms, offices and elevator access to all floors with new restrooms and mechanical equipment. The new building will be upgraded to meet current state building code requirements, will have the required structural support for assembly loads, and will be fully accessible to individuals with disabilities. Access and loading areas will be incorporated into the new design and existing impervious surfaces will be removed and replaced with new pervious pavers to improve the drainage conditions of the site along Easy Street. The Proponent will conduct parking studies to determine a feasible parking strategy for patrons of the new theater (such as satellite parking and accompanying shuttle service).

(b) Alternatives and Impacts: The building has a rich and varied history. Since its original construction in 1835, the building has been used by 6 different groups, moved twice, had multiple additions, and been significantly altered. At present, the structural integrity of the building has been compromised by extensive modifications and non-engineered alterations performed on the structure over the course of its history. The structure has poor lateral stability and is exhibiting signs of stress. As detailed in Attachment D, specific structural concerns include: the majority of the diagonal bracing in the existing walls of the center portion of the building has been cut, rendering it useless; knee braces have been removed and replaced with steel clip angles, severely compromising the lateral stability of the building; the second floor framing is insufficient for assembly loads; the attic framing is insufficient for storage loads or most other uses; and the dormer framing is insufficient for snow loading. Further, the existing foundations do not meet flood loading requirements, and portions appear to be unstable. Finally, sufficient access for firefighters and equipment between the theater and adjacent building cannot be provided without moving and rotating the building.

The existing condition of the building was considered when evaluating the following alternatives:

- ◆ **Re-use of Entire Building:** First, the impact of multiple alterations to the existing building have been so significant that the building no longer represents, nor could it be rehabilitated to represent, a single chapter in its history. Second, due to the inadequate conditions of the foundations and the inability of the current structural framing to support the required loading, reuse of the existing building as it currently stands is unsafe. Substantial structural modifications will be necessary to allow building occupancy. These

modifications will be necessary from below grade and up to the ridge. In addition, the required program for this project cannot be accommodated within the existing building. If the program was reduced to fit within the existing building envelope, the project would not be possible, as adequate site lines and occupant capacity would not be met. Such a loss of program would make the project financially unviable. As a result of these considerations, this option is not a prudent and feasible alternative.

- ◆ **Reuse of Entire Building with a New Addition:** Reuse of the main portion of the existing structure is impossible without radical intervention that will further impact the altered state of the existing building. In addition, this alternative does not address the sight, projection line, and acoustic inadequacies associated with the existing space that could only be corrected by raising the ridge of the existing building by two feet. Reuse of the 1922 addition and c. 1950 projection room could be considered; however, the east and west walls adjoining the main building have also been compromised and would require substantial intervention with new structural systems. Consideration was given to simply adding onto the existing building on "Lot 2;" however, this alternative does not provide sufficient usable space in areas proximate to the stage and in a manner considered necessary to operate multiple functions during a single period of time. As a result of the invasive structural system that would be required in the main building and the lack of usable square footage afforded by a new addition east of the 1922 addition, this option was not considered a prudent and feasible alternative.
- ◆ **Reuse of Original Portion of Existing Building, Demolition of 1922 Addition and Construction of New Addition:** This alternative results in smaller theater spaces, back-of-house uses and function rooms that do not meet the programmatic requirements of the project. In addition, the structural and programmatic concerns of the existing building are not addressed in this alternative, and the necessary egress from the upper floors, with adequate separation from the adjacent building for fire safety, cannot be undertaken. As a result of these issues, this option was not considered a prudent and feasible alternative.
- ◆ **Disassembly of Existing Building, Construction of New Structure with Salvaged Elements of Existing Building:** While inadequate for a modern multi-use civic center, the existing building retains elements of multiple building campaigns and uses that can serve to improve our understanding of Nantucket's history through a systematic disassembly and cataloguing of remnants of the building's past. To meet the programmatic needs of the Project, a new Dreamland Theater building will be constructed on new footings situated approximately four feet north of the existing foundations to provide adequate separation between the Theater and the adjacent structure. The new building, while approximately two feet higher than the existing, will have the same form as the existing main portion of current structure and will incorporate

The rear portion of the proposed new structure will be constructed within Lots 1 and 2 east of the new main block of the Theater and will be similar in style and design to the new theater structure and will be compatible in character and scale with the Nantucket Historic District. This alternative retains the significant elements of the existing Dreamland Theater and meets the programmatic needs of the Project. After careful study and consideration of all alternatives to retain the original Dreamland Theater building, no prudent and feasible alternatives to avoid disassembly of existing building were identified. The design for the new building that incorporates portions of the disassembled historic building was determined to be the most prudent and feasible alternative since it will preserve significant portions of the historic building, provide the opportunity to interpret the remarkable architectural history of the building, and continue the tradition of the Dreamland Theater as the cultural center of the Town of Nantucket.

(c) Mitigation: Mitigation will be provided for historical impacts. Prior to disassembly and salvage activities, the proponent will produce archival photographic and written recordation of the Dreamland Theater in accordance with the Massachusetts Historical Commission's (MHC) Photographic Documentation Technical Requirements for Digital Images. All written recordation will be printed on archival paper and housed in archival enclosures. Archival documentation will be provided to the Nantucket Historical District Commission (NHDC) for curation. The MHC and NHDC will be afforded the opportunity to review and comment on: the disassembly and salvage plan for the Dreamland Theater, the 60% and 90% design plans for the new Dreamland Theater, and on the interpretive panels and elements to be incorporated into the new Dreamland Theater.