

Commonwealth of Massachusetts
 Executive Office of Energy and Environmental Affairs
 Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: 15914

MEPA Analyst: Erin Flaherty

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Jubilee Yacht Club Deck Expansion		
Street Address: 127 Water Street		
Municipality: Beverly	Watershed: North Coastal	
Universal Transverse Mercator Coordinates: 42T, N4711398, E654274	Latitude: 42d 32' 22.5"	Longitude: 70d 52' 43.5"
Estimated commencement date: March 2019	Estimated completion date: May 2019	
Project Type: Deck Expansion	Status of project design: 75 %complete	
Proponent: Jubilee Yacht Club		
Street Address: 127 Water Street		
Municipality: Beverly	State: MA	Zip Code: 01915
Name of Contact Person: Robert H. Griffin, PE		
Firm/Agency: Griffin Engineering Group, LLC	Street Address: 495 Cabot St, 2 nd Floor	
Municipality: Beverly	State: MA	Zip Code: 01915
Phone: 978-927-5111	Fax: 978-927-5103	E-mail: bgriffin@griffineng.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you 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

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?
 - (3)(b)1.e: Expansion of existing structure in velocity zone

Which State Agency Permits will the project require?
 - MassDEP Chapter91 Waterways License

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

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	3.3 +/- acres		
New acres of land altered		0.018 acres	
Acres of impervious area	0.635 acres	0.000 acres	0.635 acres
Square feet of new bordering vegetated wetlands alteration		N/A	
Square feet of new other wetland alteration		765 sf LSCSF	
Acres of new non-water dependent use of tidelands or waterways		N/A	
STRUCTURES			
Gross square footage	9,488 sf	0 sf	9,488 sf
Number of housing units	0	0	0
Maximum height (feet)	25 +/-	0	25 +/-
TRANSPORTATION			
Vehicle trips per day	70	0	70
Parking spaces	Varies By Season	0	Varies By Season
WASTEWATER			
Water Use (Gallons per day)	525	0	525
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	500	0	500
Length of water mains (miles)	0	0	0
Length of sewer mains (miles)	0	0	0
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No			

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

The project site is located on Water Street in Beverly adjacent to Beverly Harbor. The 3.3+/- acre property is developed with a yacht club building and deck, pier with gangway and floats, a travel boat lift, parking lot, utilities, and landscaping. The property is bounded to the north by Water Street, to the west by the Tuck Point Condominiums, to the east by the South Essex Sewerage District pump station, and to the south and east by Beverly Harbor.

The existing clubhouse building was constructed in 1964. It is partially located on filled tidelands. A license was obtained for the solid fill in 1964 (ref. Lic. No. 4881) and was made irrevocable by state legislation in 1965 (ref. Ch. 613, Acts of 1965). The building and associated deck footprint has generally remained unchanged since 1964.

The property is located entirely within the FEMA 100-year Flood Zone. The building and deck are located within a Zone VE with a Base Flood Elevation of 14 feet (1988 NAVD). The first floor of the building is elevation 10.0 feet.

Describe the proposed project and its programmatic and physical elements:

The proposed project consists of reconstructing and expanding the clubhouse deck and stairs located along the harbor side of the existing building. The proposed deck expansion is considered a "substantial structural alteration" according to the MassDEP Waterways Regulations (310 CMR 9.00), therefore a new license is required for the entire structure. Since the deck expansion is located within a velocity zone, this ENF is required.

The existing deck is original to the structure and is in need of reconstruction. An 8-foot wide expansion is proposed on the south side and a 5-foot wide expansion is proposed on the east side of the existing deck. The existing stairway accessing the deck will be reconstructed and a second stairway added along the east side of the building.

The area of proposed work is currently asphalt pavement. The deck is elevated above the FEMA velocity zone. New spread footings with steel posts will support the deck. The deck support system is designed to withstand wave action. The area below the deck will be restored to pre-construction conditions (asphalt pavement). There are no foreseeable direct or indirect impacts associated with this project. The proposed project will improve an aging deck structure.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

Several alternatives were considered for this project. The alternatives were 1) no-build; 2) repair within existing footprint; and 3) repair and expand (the preferred alternative described above). The no-build

alternative is not viable since deterioration will continue. Repairing the deck within the existing footprint was considered but does not meet the clubs' need for elevated space. Additional ground floor space was considered but rejected due to the velocity zone at the ground floor level.

The preferred alternative (repair and expand) was selected because it addresses space needs and minimizes potential environmental impacts.

NOTE: *The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.*

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

The proposed work will be done during a period of favorable weather to avoid potential large storm events which could damage the structure. Excavation work will be limited to areas necessary to install the new footings. The work will be done in a timely manner and disturbed areas restabilized with new pavement as soon as practicable. Storage of construction materials on site will be limited and in the event of a forecasted storm, all loose materials will be removed from the velocity zone.

Mitigation in the form of construction phase erosion controls will be installed to protect the harbor.

If the project is proposed to be constructed in phases, please describe each phase:

The project will not be constructed in phases.

AREAS OF CRITICAL ENVIRONMENTAL CONCERN:

Is the project within or adjacent to an Area of Critical Environmental Concern?

- Yes (Specify _____)
 No

if yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;

If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ___ Yes X No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

RARE SPECIES:

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/priority_habitat/priority_habitat_home.htm)

- 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

WATER RESOURCES:

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site? ___ Yes X No;
if yes, identify the ORW and its location. _____

(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical