

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

13179
LEANDREA DAMES
617-626-1028

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: Fore River Shipyard		
Street: 115 East Howard Street		
Municipality: Quincy and Braintree	Watershed: Weymouth Fore River	
Universal Transverse Mercator Coordinates: 4678127 N, 336857 E	Latitude: 42° 14' 24" Longitude: 70° 58' 38"	
Estimated commencement date: Ongoing	Estimated completion date: N/A	
Approximate cost: \$100,000	Status of project design: N/A	%complete
Proponent: March Fourth, LLC		
Street: 444 Quincy Avenue		
Municipality: Braintree	State: MA	Zip Code: 02184
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kayrine Carr		
Firm/Agency: Fort Point Associates, Inc.	Street: 286 Congress St., 6 th fl.	
Municipality: Boston	State: MA	Zip Code: 02210
Phone: 617.357.7044	Fax: 617.357.9135	E-mail: kcarr@fpa-inc.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 No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 10692, 7280) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- | | | |
|--|---|--|
| a Single EIR? (see 301 CMR 11.06(8)) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

* Please see Appendix 1 – Waiver Request

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 (DEP Waterways Regulation Program) No

List Local or Federal Permits and Approvals: N/A

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 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 type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	113			
New acres of land altered		0		
Acres of impervious area	78	0	78	
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		5.8		
STRUCTURES				
Gross square footage	812,334	0	812,334	
Number of housing units	n/a	n/a	n/a	
Maximum height (in feet)	~60	0	~60	
TRANSPORTATION				
Vehicle trips per day	~10	100	100-110	
Parking spaces	<100	2500-3000	2600-3100	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	<100	0	<100	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	<100	0	<100	
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 property consists of 113 acres of land and water, with twenty (20) buildings of various sizes, ranging from approximately 1,100 to 289,000 s.f. (See Appendix 2 – Existing Conditions). Approximately 69 acres are located within Quincy and 44 acres are located in Braintree. Approximately 97 acres are land and 16 acres are waters of the Fore River. Approximately 70% of the shipyard is located within the Fore River Designated Port Area (DPA), although very little of the DPA area is subject to Chapter 91 jurisdiction. The property consists of approximately two thirds of the former Fore River Shipyard. Shipbuilding by General Dynamics Corporation on the site ceased in 1986 and the property was sold to the Massachusetts Water Resources Authority (MWRA). The MWRA used the site for staging of the construction of the Boston Harbor Project and for the construction of a residuals processing plant. In 1996, the MWRA sold approximately two thirds of the shipyard to Massachusetts Heavy Industries (MHI) for redevelopment as a state-of-the-art shipyard for the production of double-hulled tankers. The ship building venture failed, and the U.S. Maritime Administration subsequently foreclosed on the property.

The property was purchased by the proponent at auction from the U.S. Maritime Administration in March, 2003. Since the acquisition, the facility has been used as a centralized automotive receiving, processing and distribution facility to serve eight Quirk automotive dealerships located in Quincy and Braintree. The Yard Garage (Building #14) is used for the processing of inbound automobiles. Building #5 is used by the City of Quincy Fire Department as a training center and equipment repair facility. Most of the remaining buildings on the site are currently vacant.

This ENF is being filed for the reuse of 5.8 acres of filled tidelands within the 113 acre shipyard for an automotive receiving, processing and distribution facility.

The facility receives inbound automobiles on car carriers, which are discharged on site, processed and stored until needed by the individual dealerships. Cars are individually driven outbound to each dealership upon demand. The facility operates approximately 12 hours per day, seven days per week.

Alternatives for locating automobiles in an area not located on filled tidelands have been studied. Due to the awkward location of the filled tidelands on the project site along the location of a former tidal stream, it is not neither feasible nor serving the public interest to site the automobile storage areas outside of Chapter 91 Jurisdiction.