

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 12824
MEPA Analyst: NICK ZAVOLAS
Phone: 617-626-1030



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: <u>Paint Factory Rehabilitation</u>			
Street: <u>Horton Street</u>			
Municipality: <u>Gloucester</u>		Watershed:	
Universal Transverse Mercator Coordinates:		Latitude: <u>881999E</u> Longitude: <u>3047160N</u>	
Estimated commencement date: <u>2002</u>		Estimated completion date: <u>2003</u>	
Approximate cost: <u>\$2 million</u>		Status of project design: <u>50</u> %complete	
Proponent: <u>Horton Street Realty Trust</u>			
Street: <u>461 Boston Street, Suite A2</u>			
Municipality: <u>Topsfield</u>		State: <u>MA</u>	Zip Code: <u>01983</u>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <u>Fred Miller</u>			
Firm/Agency: <u>Horton Street Realty Trust</u>		Street: <u>461 Boston St., Suite A2</u>	
Municipality: <u>Topsfield</u>		State: <u>MA</u>	Zip Code: <u>01983</u>
Phone: <u>(978) 887-1133</u>	Fax: <u>(978) 750-0058</u>	E-mail:	

- 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)) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input type="checkbox"/> 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: Special permit -- Gloucester ZBA; a COE pending; conservation commission Order of Conditions

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 (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____
Total site acreage	1.1			
New acres of land altered		0		
Acres of impervious area	1.0	(-) .2	.9	
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	20,000	0	20,000	
Number of housing units	0	1	1	
Maximum height (in feet)	35	0	35	
TRANSPORTATION				
Vehicle trips per day (past use)	50	-40	10	
Parking spaces _(manufacturing)	10	- 5	5	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1000+	-450	550	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment per 314 CMR 7.0	500	+50	550	
Length of water/sewer mains (in miles)	500+	0	500+	

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.*)

See attached Project Description.

**EOEA FILING
ENVIRONMENTAL NOTIFICATION FORM
PAINT FACTORY
GLOUCESTER, MASSACHUSETTS
DESCRIPTION OF PROJECT**

A. INTRODUCTION

Horton Street Realty Trust (the "Proponent" or "Owner") seeks to rehabilitate and convert an historic vacant industrial building complex at the end of Horton Street abutting Gloucester Harbor in Gloucester, Massachusetts, to a residential use, to preserve its preeminent status and to revitalize use of the adjacent shoreline. The property is a 1.1 acre of developed property with several buildings and parking.

The proposed use represents the conclusion of a long and thorough process to find a use of the landmark structures compatible with the surrounding residential area, which preserves the exterior of the complex known as the Paint Factory and which enhances public access. The objective of the neighborhood and the Gloucester Community is to retain the building appearance and configuration and to develop a use of the building that is marketable and consistent with the residential neighborhood. Since the building was constructed on piles its structural integrity is compromised. In order to accomplish this task, the community has supported a special permit request to convert the building to a residential use and a variance from Chapter 91 for the Property.

Below is a summary of the Project and the permit issues.

A. DESCRIPTION OF THE PROJECT

The Paint Factory Trust hereby proposes to:

1. Rehabilitate the existing vacant Paint Factory industrial structure and convert it for marine storage and residential purposes, and
2. To demolish several small structures; and
3. To retain an existing stack; and
4. To preserve the general appearance of the Paint Factory and retain its general configuration and color; and
5. To provide new public access along Horton Street; and
6. To construct a public access walkway in excess of 350 feet in length for visitors and fishermen; and

7. To provide interpretive services describing the history of the Paint Factory; and
8. To provide several public viewing areas; and
9. To provide float and docks for public and private access and to make other site improvements as shown on the plans (The "Project").

B. PROPERTY DESCRIPTION

The rehabilitation Project is proposed on a 1.1 acre parcel of land located at the end of Horton Street, which is the former site of the Tarr & Wonson Paint Factory, constructed on piles and ledge more than one hundred (100) years ago. The Property is located within two zoning districts, a small part in the residential district and marine industrial district. There are no other industrial properties or uses in the vicinity. The Property abuts Gloucester Harbor on two sides and a small portion of the existing vacant two story Paint Factory structure may have been constructed over Commonwealth tidelands. The Property also contains historic filled private tidelands. Commonwealth tidelands and historic private tidelands are shown on the plans of record to be less than one acre.

The Property is bounded to the north by Gloucester Harbor, to the west by the Harbor, to the south by a seawall and a single family house and to the east by Horton Street and a residential area. The Paint Factory building is on the western boundary and two small slab utility buildings are at the eastern entrance of the one acre parcel.

The buildings and parking area comprise approximately one acre of the 1.1 parcel.

C. HISTORY OF THE PROPERTY

The Paint Factory has been the site of a nonwater-dependent use since its construction more than one hundred years ago. The Paint Factory manufactured paint and was owned by Rule Industries. No water dependent use has been linked to the Property or to the building complex since its construction. The distinctive large, thirty five foot high, red industrial building complex and its smoke stack have been a landmark for fishermen, boaters and Gloucester residents as they enter Gloucester Harbor.

The buildings are accessed by a very narrow twelve foot private way that is more than five hundred feet in length known as Horton Street, and is nestled at the end of a strictly residential area. It is the only non-residential use on the roadway. The complex is in a dilapidated state and offers limited parking on the Property. It is two stories and approximately thirty-five feet in height. There are no surrounding commercial or industrial uses in the neighborhood. For these reasons, the Property was not an attractive or marketable site for industrial use once the use ended. The Paint Factory owners faced problems during their ownership as delivery trucks and employees had great difficulty negotiating the narrow roadway.