

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs ■ MEPA Office

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Executive Office of Environmental Affairs

Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

MEPA Analyst:

Phone: 617-626-

| | | |
|---|--|---------------------------------|
| EEA #: 15630 | | |
| Project Name: Houghs Neck Maritime Center Improvement Project | | |
| Street Address: 136 Bay View Avenue | | |
| Municipality: Quincy | Watershed: Boston Harbor | |
| Universal Transverse Mercator Coordinates: 339169 E 4681768 N, zone 19T | Latitude: 42.271545 | Longitude: -70.950270 |
| Estimated commencement date: Boat ramp, floating dock: 6/1/2018 Maritime Center reconstruction: 2019 | Estimated completion date: Boat ramp, floating dock: 8/31/2018 Maritime Center reconstruction: TBD | |
| Project Type: Redevelopment | Status of project design: Boat ramp, floating dock, site: 75% Maritime Center building: schematic | |
| Proponent: City of Quincy, Homeland Security/Marine Police Unit | | |
| Street Address: One Sea Street | | |
| Municipality: Quincy | State: MA | Zip Code: 02169 |
| Name of Contact Person: Tracy J. Adamski, AICP | | |
| Firm/Agency: Tighe & Bond | Street Address: 53 Southampton Road | |
| Municipality: Westfield | State: MA | Zip Code: 01085 |
| Phone: (413) 572-3256 | Fax: (413) 562-5317 | E-mail: TJAdamski@TigheBond.com |
| <p>With this Notice of Project Change, are you requesting:</p> <p>a Single EIR? (see 301 CMR 11.06(8)) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Special Review Procedure? (see 301CMR 11.09) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Waiver of mandatory EIR? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a Phase I Waiver? (see 301 CMR 11.11) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Which MEPA review threshold(s) does the project meet or exceed?</p> <p>301 CMR 11.03(3)(b)(1)(a) - Alteration of coastal bank; 301 CMR 11.03(3)(b)(1)(e) - New fill or structure or expansion of existing fill or structure in a velocity zone or regulatory floodway; 301 CMR 11.03(3)(b)(1)(f) - Alteration of ½ or more acres of other wetlands; 301 CMR 11.03(3)(b)(6) - Reconstruction or expansion of an existing solid fill structure of 1,000 or more sf base area in flowed tidelands or other waterways</p> <p>Which State Agency Permits will the project require?</p> <p>Chapter 91 License (MassDEP); 401 Water Quality Certification (MassDEP); Wetlands Protection Act Order of Conditions (MassDEP, if superseded); Construction & Access Permit (DCR)</p> <p>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:</p> <p>The City of Quincy has a use agreement with the State of Massachusetts Department of Conservation & Recreation (DCR) for the Houghs Neck Maritime Center, which is owned by DCR. DCR is also partially funding the proposed boat ramp and floating dock reconstruction portion of the project. The boat launch is a Massachusetts Office of Fishing & Boating Access (OFBA) facility. The project has received \$905,000 in funding from the Massachusetts Seaport Economic Council, and \$170,000 in Community Preservation Act funding.</p> | | |

PROJECT INFORMATION

In 25 words or less, what is the project change? The project change involves . . . Revisions to the configuration, impacts, and proposed avoidance, minimization, and mitigation measures of the replacement Maritime Center boat ramp, floating docks, building, and site improvements.
See full project change description beginning on page 3.

Date of publication of availability of the ENF in the Environmental Monitor: 12/21/2016

Was an EIR required? Yes No; if yes,
was a Draft EIR filed? Yes (Date:) No
was a Final EIR filed? Yes (Date:) No
was a Single EIR filed? Yes (Date:) No

Have other NPCs been filed? Yes (Date(s):) No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to **ATTACHMENTS & SIGNATURES**.

PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

The following State Agency permits will be required for the proposed reconfigured site layout:

- Chapter 91 License (MassDEP)
- Section 401 Water Quality Certification (MassDEP)
- Wetlands Protection Act Order of Conditions (MassDEP, if superseded)
- Construction & Access Permit (DCR)

Additional permits required for the project include Section 404/10 authorization from the Army Corps of Engineers and local zoning permits from the City of Quincy.

Are you requesting a finding that this project change is insignificant? A change in a Project is ordinarily insignificant if it results solely in an increase in square footage, linear footage, height, depth or other relevant measures of the physical dimensions of the Project of less than 10% over estimates previously reviewed, provided the increase does not meet or exceed any review thresholds. A change in a Project is also ordinarily insignificant if it results solely in an increase in impacts of less than 25% of the level specified in any review threshold, provided that cumulative impacts of the Project do not meet or exceed any review thresholds that were not previously met or exceeded (see 301 CMR 11.10(6)): Yes No; if yes, provide an explanation of this request in the Project Change Description below.

FOR PROJECTS SUBJECT TO AN EIR

If the project requires the submission of an EIR, are you requesting that a Scope in a previously issued Certificate be rescinded?

Yes No; if yes, provide an explanation of this request_____.

If the project requires the submission of an EIR, are you requesting a change to a Scope in a previously issued Certificate?

Yes No; if yes, provide an explanation of this request_____.

SUMMARY OF PROJECT CHANGE PARAMETERS AND IMPACTS

| Summary of Project Size & Environmental Impacts | Previously reviewed | Net Change | Currently Proposed |
|--|---------------------|------------|--|
| LAND | | | |
| Total site acreage | 2.2 | 0.11 | 2.31 ^a |
| Acres of land altered | 2.2 | 0.11 | 2.31 ^a |
| Acres of impervious area | 2.0 | -0.9 | 1.1 |
| Square feet of bordering vegetated wetlands alteration | n/a | No change | n/a |
| Square feet of other wetland alteration | 63,210 | -24,040 | Temporary ^b : 39,170 sf and 140 lf Coastal Bank Permanent ^b : -8,130 sf and -55 lf Coastal Bank |
| Acres of non-water dependent use of tidelands or waterways | n/a | No change | n/a |
| STRUCTURES | | | |
| Gross square footage | 8,810 | 3,340 | 12,150 ^c |
| Number of housing units | 0 | No change | 0 |
| Maximum height (in feet) | 30 | No change | 30 |
| TRANSPORTATION | | | |
| Vehicle trips per day | n/a | No change | n/a |
| Parking spaces | 42 | 5 | 47 ^d |
| WATER/WASTEWATER | | | |
| Gallons/day (GPD) of water use | 715 | No change | 715 |
| GPD water withdrawal | n/a | No change | n/a |
| GPD wastewater generation/ treatment | 535 | No change | 535 |
| Length of water/sewer mains (in miles) | n/a | No change | n/a |

^a Includes in-water impacts

^b Temporary impacts are based on existing disturbed area; permanent impacts are net change in disturbance between proposed and existing conditions. Overall, disturbed area on-site is anticipated to decrease due to removal and restoration of the existing boat ramp area, use of less sideslope rip-rap, and decrease in site impervious area.

^c Total proposed building square footage is 12,150 sf, with 5,830 sf of exterior deck

^d In-season parking spaces will be 18 trailer spaces and 15 car spaces for a total of 33 spaces; off-season, the 18 trailer spaces will be striped to be utilized as 32 car spaces for a total of 47 spaces.

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97? Yes No
2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction? Yes No
3. impacts on Rare Species? Yes No
4. demolition of all or part of any structure, site or district listed in the State Register of Historic Places or the inventory of Historic and Archaeological Assets of the Commonwealth? Yes No
5. impact upon an Area of Critical Environmental Concern? Yes No

If you answered 'Yes' to any of these 5 questions, explain below:

PROJECT CHANGE DESCRIPTION (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
 - (b) a description of material changes to the project as previously reviewed,
 - (c) if applicable, the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
 - (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a draft of the modified Section 61 Finding (or it will be required in a Supplemental EIR).
- (a) At the time of the filing of the ENF in November 2016, the proposed project included removal of the existing Maritime Center building and three houses to allow for:
- Expansion and reconfiguration of the boat launch parking area;
 - Construction of a replacement Maritime Center building;
 - Reconfiguration of the parking area;
 - Modifications to Bay View Avenue and addition of a traffic calming roundabout on Sea Street;
 - Reconstruction of the boat ramp with an expanded footprint over existing conditions;
 - Replacement of the floating dock support; and
 - Installation of steel guide piles to moor the realigned existing floating dock and access gangways.
- (b) Material changes to the project as previously reviewed include:
- Change in location of proposed replacement Maritime Center building inland to be outside of recently revised FEMA VE Zone;
 - Advancement of replacement Maritime Center building design, size, and uses based on historical character of the Houghs Neck neighborhood, needs of the Quincy Harbormaster and emergency water rescue operations, support of continuing recreational uses, and provision of community meeting space;
 - Revision to locations of replacement boat ramp and floating dock to accommodate revised building location and refinements to site traffic and pedestrian circulation design;
 - Addition of a proposed pier for floating docks to prevent grounding out at low tide;
 - Increase in amount of green space proposed on site;
 - Improvement of site traffic pattern design and associated revision to size and configuration of parking area and elimination of previously proposed changes to adjacent streets; and
 - Revision of resource area impact calculations due to changes in project design and re-delineation of area previously delineated as Rocky Intertidal Shore to Coastal Beach.
- (c) The proposed updated to the proposed project design are a result of the advancement of the design process, revision of the floodplain limits in the area of the Maritime Center via a FEMA Letter of Map Revision effective March 1, 2017, and consultations with regulatory agencies including Massachusetts Department of Fish & Game, Division of Marine Fisheries (DMF), Massachusetts Office of Coastal Zone Management (CZM), Massachusetts Department of Environmental Protection (MassDEP), and US Army Corps of Engineers (ACOE).
- (d) Measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts include relocation of the proposed replacement Maritime Center building outside of the revised FEMA VE Zone, redesign of the parking area to include additional green space, and restoration of area of former boat ramp area to coastal beach.

For additional details, please see the attached NPC narrative.

ATTACHMENTS & SIGNATURES

Attachments:

1. Secretary's most recent Certificate on this project
2. Plan showing most recent previously-reviewed proposed build condition
3. Plan showing currently proposed build condition
4. Original U.S.G.S. map or good quality color copy (8-1/2 x 11 inches or larger) indicating the project location and boundaries
5. List of all agencies and persons to whom the proponent circulated the NPC, in accordance with 301 CMR 11.10(7)

Signatures:

| | | | |
|---|--|-------------------------------|--|
| <u>Robert P Gillan</u> | <u>14 FEB 2018</u> | <u>Tracy J. Adamski</u> | <u>2/14/2018</u> |
| Date | Signature of Responsible Officer or Proponent | Date | Signature of person preparing NPC (if different from above) |
| <u>Lt. Robert Gillan</u> | | <u>Tracy J. Adamski, AICP</u> | |
| Name (print or type) | | Name (print or type) | |
| <u>City of Quincy, Homeland Security/Marine Police Unit</u> | | <u>Tighe & Bond, Inc.</u> | |
| Firm/Agency | | Firm/Agency | |
| <u>One Sea Street</u> | | <u>53 Southampton Street</u> | |
| Street | | Street | |
| <u>Quincy, MA 02169</u> | | <u>Westfield, MA 01085</u> | |
| Municipality/State/Zip | | Municipality/State/Zip | |
| <u>(617) 745-5896</u> | | <u>(413) 572-3256</u> | |
| Phone | | Phone | |