

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

**Environmental Notification Form**

<p><i>For Office Use Only</i></p> <p>EEA#: <u>15827</u></p> <p>MEPA Analyst: <u>Fein Flaherty</u></p>
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*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: 283 Derby Street		
Street Address: 283 Derby Street		
Municipality: Salem	Watershed: North Coastal	
Universal Transverse Mercator Coordinates:	Latitude: 42°31'11"	
	Longitude: 70°53'26"	
Estimated commencement date: n/a Existing	Estimated completion date: n/a Existing	
Project Type: Unauthorized nonwater dependent building and uses and harborwalk	Status of project design: 80% complete	
Proponent: South Harbor Holdings, LLC		
Street Address: P.O. Box 829		
Municipality: Salem	State: MA	Zip Code: 01970
Name of Contact Person: Susan St. Pierre		
Firm/Agency: Susan St. Pierre Consulting	Street Address: 74 Bay View Ave	
Municipality: Salem	State: MA	Zip Code: 01970
Phone: 781-439-2461	Fax:	E-mail: sst.pierre@comcast.net

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 301 CMR 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)?

301 CMR 11.03 (3) (b) (5)

Which State Agency Permits will the project require? MADEP Waterways Program, Chapter 91 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: N/A



Summary of Project Size & Environmental Impacts	Existing (Pre-Existing Prior to Notch)	Change	Total
<b>LAND</b>			
Total site acreage	0.44		
New acres of land altered		0	
Acres of impervious area	0.44	0	0.44
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		16	
Acres of new non-water dependent use of tidelands or waterways		0.44*	
<b>STRUCTURES</b>			
Gross square footage	13 200	0	13,200
Number of housing units	0	0	0
Maximum height (feet)	20-21	0	20-21
<b>TRANSPORTATION</b>			
Vehicle trips per day	87	3	90
Parking spaces	0	0	0
<b>WASTEWATER</b>			
Water Use (Gallons per day)	10,605	3,726	14,331
Water withdrawal (GPD)	0	0	0
Wastewater generation/treatment (GPD)	10,500	3,690	14,190
Length of water mains (miles)	0	0	0
Length of sewer mains (miles)	0	0	0
<p>Has this project been filed with MEPA before?  <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No</p>			
<p>Has any project on this site been filed with MEPA before?  <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No</p>			
<p>*The nonwater dependent use of tidelands currently exists however; it is unauthorized under the state waterways regulations.</p>			

## **GENERAL PROJECT INFORMATION – all proponents must fill out this section**

### **PROJECT DESCRIPTION:**

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

The 0.44-acre Project site is located at 283 Derby Street in Salem's downtown waterfront area along the channelized South River (see Figure 1, Locus Plan). The site contains entirely pervious surfaces, including: an existing single story, approximately 20-foot high brick building that houses various nonwater-dependent facilities of public accommodation; a paved driveway along the east side of the building and the Notch Brewery and Tap Room outdoor biergarten along the South River (see Figure 2, Site Aerial, Figure 3, Pre-Existing Conditions Plan, and Exhibit 1, Site Photographs). The site is comprised of filled tidelands and includes 83 +/- linear feet of Coastal Bank (seawall along the South River) and is entirely located within Riverfront Area and Land Subject to Coastal Storm Flowage. The site is accessed from a curb cut on Derby Street and serviced by public water and sewer with adequate capacity. The site is level and stormwater currently flows into two catch basins connected to dry wells in the adjacent driveway.

Describe the proposed project and its programmatic and physical elements:

The Project involves authorization of an existing nonwater-dependent building and associated interior and exterior facilities of public accommodation and the construction of a 10-foot wide cantilevered Harborwalk. The building currently contains three uses: Brothers Restaurant; warehousing for the Waters and Brown retail store located in an adjacent building at 281 Derby Street and the Notch Brewery & Tap Room. The Notch Brewery and Tap Room recently occupied space within the building previously used by a woodworking shop, a furniture refinishing operation and a hair salon and plans on expanding into a space previously occupied by a Segway rental/touring facility. The building and current uses require authorization under the state Chapter 91 regulations. The Proponent will be seeking a Chapter 91 license to authorize the building and the existing uses and to construct a cantilevered Harborwalk along the South River in accordance with the Salem Municipal Harbor Plan. Other than construction of the Harborwalk and the proposed 2,200+/- square foot expansion of the Notch Brewery and Tap Room into existing vacant space within the building, no other site work or building alterations are proposed. The proposed Notch Brewery and Tap Room expansion will be used for an office space, cold storage and a future bottling or canning line space.

### **Construction Term:**

The proposed Notch Brewery and Tap Room expansion into existing vacant space is proposed in the summer 2018 and the Harborwalk will be completed within one year of the issuance of the state Chapter 91 license.

### **Wetland and Waterways Impacts:**

As described above, the site contains previously altered state wetland resources areas. The wetland resources include Coastal Bank which is the granite seawall along the South River and Coastal Beach (mudflats fronting the seawall at low tide), as well as Riverfront Area and Land Subject to Coastal Storm Flowage both of which extend across the site. A 100-foot Buffer Zone extends from the top of the Coastal Bank inland across portions of the site. The City of Salem also imposes a 100-foot Buffer Zone to the 100-year flood zone. The Project is a redevelopment project and impacts to wetland resources areas are temporary associated with the installation of piles to support a cantilevered Harborwalk along the South River and repairs to the granite seawall as needed. A Notice of Intent will be filed with the Salem Conservation Commission to allow for the Harborwalk installation.