

Environmental Justice Screening Form

Project Name	Cape Ann Marina East Wharf Replacement Project
Anticipated Date of MEPA Filing	September 2025
Proponent Name	Dominick Unlimited, LLC
Contact Information (e.g., consultant)	GZA GeoEnvironmental, Inc. David Smith, Senior Project Manager David.smith@gza.com 781-278-4806
Public website for project or other physical location where project materials can be obtained (if available)	https://www.gza.com/cape-ann-marina-east-wharf-replacement The above-referenced website will be updated as project information becomes available. Requests for additional information can be submitted on this website.
Municipality and Zip Code for Project (if known)	Gloucester, MA 01930
Project Type* (list all that apply)	Coastal Infrastructure
Is the project site within a mapped 100-year FEMA flood plain? Y/N/unknown	Yes
Estimated GHG emissions of conditioned spaces (click here for GHG Estimation tool)	Not applicable – no conditioned spaces.

Project Description

1. Provide a brief project description, including overall size of the project site and square footage of proposed buildings and structures if known.

The Project Site is located at Cape Ann Marina in Gloucester, Massachusetts. Cape Ann Marina has been family owned and operated since 1972. It is a full-service marina providing boat storage and dockage, fuel dock and pump out services, boat and engine sales, all marine services and repairs, boat maintenance and haul and launch services. The facility also includes amenities such as a hotel resort, restaurant and bar, and an indoor pool.

The existing east wharf is located at the southeastern portion of the Project Site adjacent to the fuel docks and spans the shoreline from the hotel building to the southern adjacent property. The east wharf structure is estimated to have been constructed in the 1980s.

The proposed Project includes the removal of the existing deteriorated pile-supported, steel-framed, and concrete/asphalt decked wharf structure with associated appurtenances and in-kind replacement with a new approximate 20.5-foot-wide by 132 lineal foot timber pile-supported, timber-framed, and timber-decked wharf. The Project also includes reconstruction of an attached timber access deck at the north end of the wharf, with improved gangway connections and support, construction of a concrete retaining wall north of the access deck and extending to the existing hotel building foundation, removal

and reconstruction of the existing Dock Master's building and attached timber deck and stairs at the north end adjacent to the hotel building, replacement of existing catch basins with new stormwater treatment units, site grading and in-kind replacement of disturbed asphalt pavement, and re-installation of existing site utilities.

2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known)

301 CMR 11.03(3)(b)(6) –Reconstruction of an existing pile-supported structure of 2,000 or more square feet base area.

3. List all anticipated state, local and federal permits needed for the project (if known)

- Massachusetts Department of Environmental Protection (MassDEP) Chapter 91 License
- Gloucester Conservation Commission Order of Conditions (or MassDEP for Superseding Order of Conditions)
- U.S. Army Corps of Engineers Pre-Construction Notification

4. Identify EJ populations and characteristics (Minority, Income, English Isolation) within 5 miles of project site (can attach map identifying 5-mile radius from [EJ Maps Viewer](#) in lieu of narrative)

There are five EJ census block populations within 1 mile of the Project Site. There are three additional EJ census block populations within 5 miles of the Project Site. See attached EJ map and table identifying the EJ populations and characteristics within 5 miles of the Project Site.

5. Identify any municipality or census tract meeting the definition of “vulnerable health EJ criteria” in the [DPH EJ Tool](#) located in whole or in part within a 1 mile radius of the project site

Gloucester meets the Vulnerable Health EJ Criteria for heart attack, childhood blood lead, and childhood asthma.

6. Identify potential short-term and long-term environmental and public health impacts that may affect EJ Populations and any anticipated mitigation

Potential short-term temporary impacts during construction may include noise impacts from the use of construction equipment and typical construction and demolition related activity impacts. Measures to help minimize impacts include minimizing equipment idling, performing work during normal workday hours, providing temporary barriers, fencing, and signage around the work areas, utilizing erosion and sediment measures around stockpiled areas, utilizing dust control measures as necessary, and utilizing floating turbidity and debris containment booms in the water during construction activities. The proposed construction is scheduled to occur in the offseason winter months to limit impacts to marina operations. Typical construction vehicle routing to the Site is expected along Route 128 and Route 133 (Essex Ave) and not within mapped EJ populations.

The Project does not anticipate long-term environmental and public health impacts. The Project proposes to reconstruct the east wharf structure to address existing deterioration and provide continued safe public usage of the structure and adjacent facilities. The Project also proposes to replace three existing catch basins with new stormwater treatment units with new outfall piping and check valves to improve the stormwater runoff and discharge to the Annisquam River.

7. Identify project benefits, including “Environmental Benefits” as defined in 301 CMR 11.02, that may improve environmental conditions or public health of the EJ population

The MEPA regulations define Environmental Benefits as *“access to clean natural resources, including air, water resources, open space, constructed playgrounds and other outdoor recreational facilities and venues...”*.

Environmental benefits of the proposed Project include a reduction in impact area to wetland resource areas by the reduced number of pile-supports within the Land Under Ocean and Land Containing Shellfish resource areas. The Project also proposes to replace existing catch basins with new stormwater treatment units with new outfall piping and check valves to improve the stormwater runoff and discharge to the Annisquam River.

The Project proposes to replace the existing deteriorated and partially failed east wharf structure. In July of 2024, an approximately 20 foot by 56 foot portion of the wharf collapsed. Demolition and removal of the wharf elements and debris were authorized under Emergency Certificate No. 024-04 granted by the Gloucester Conservation Commission. Replacement of the structure will provide an improved structure condition and allow for safe usage and access at the Site. The nature of the marina facility is an outdoor recreational facility by allowing users access to boating facilities, public walkways, and public open space and picnic areas. The proposed Project helps restore and maintain continued safe recreational access.

8. Describe how the community can request a meeting to discuss the project, and how the community can request oral language interpretation services at the meeting. Specify how to request other accommodations, including meetings after business hours and at locations near public transportation.

Community members can submit information, meeting, or interpretation requests through the website identified above or by emailing or calling the project consultant contact identified above. Please include details regarding preferred times or locations in any requests for meetings. GZA and the proponent will honor these requests and provide accommodations to the extent practicable to aid community attendance.

