



The Commonwealth of Massachusetts

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March 31, 2006

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CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE SINGLE ENVIRONMENTAL IMPACT REPORT

PROJECT NAME	: Lenox Farms
PROJECT MUNICIPALITY	: Lenox Drive – Braintree
PROJECT WATERSHED	: Boston Harbor
EOEA NUMBER	: 13658
PROJECT PROPONENT	: Lenox Farms Limited Partnership
DATE NOTICED IN MONITOR	: February 22, 2006

The Secretary of Environmental Affairs hereby determines that the Single Environmental Impact Report (SEIR) submitted on this project **adequately and properly** complies with the Massachusetts Environmental Policy Act (G. L., c. 30, ss. 61-62H) and with its implementing regulations (301 CMR 11.00).

According to the SEIR, the project consists of the construction of 338 apartments (670,000 square feet (sf)). The project includes a clubhouse with a health club, community room, and swimming pool. The 50.61-acre site is developed with three commercial building of about 93,368 sf. These existing commercial buildings will be demolished. The proponent is proposing to provide 30 acres as open space.

This project is subject to a mandatory EIR. The project will need to obtain an Indirect Access Permit and potential Signal Modification Permits from the Massachusetts Highway Department (MHD) for its proposed traffic signal improvements. It will require a Sewer Connection/ Extension Permit from the Department of Environmental Protection (DEP). The project will need an 8(m) Permit from the Massachusetts Water Resources Authority's (MWRA) for the proponent's traffic improvements at the Liberty/Middle Streets/Pearl Place intersection. A Blasting Permit will be needed from the State Fire Marshal's Office. The project must comply with the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges. On January 17, 2006, the proponent received an Order of Conditions from the Braintree Conservation Commission.

An existing driveway into the site, Lenox Drive, will connect the proposed development

onto Liberty Street at its intersection with Pearl Street. Using the Institute of Traffic Engineers (ITE) Handbook and land use code 220, the proponent estimates that the project will generate approximately 2,182 average daily vehicle trips on weekdays. The proponent is proposing 1,050 parking spaces.

The proposed project will be connected to the existing municipal water service. The proponent has estimated that the project will consume about 59,804 gallons per day (gpd) of potable water. The proponent is proposing two wells on-site for irrigation purposes. The wells will use approximately 40,110 gpd. The project will generate approximately 59,804 gpd of new wastewater flow, which will be directed to the Braintree municipal wastewater system.

Review of the Single EIR:

The SEIR provided a detailed project description with a summary/history of the project. It included existing and proposed site plans. The SEIR described that the project would be built in one phase over thirty months. In the supplemental material of March 1, 2006, the proponent discussed the compatibility of the proposed project with Executive Orders 385 and 418, the Metropolitan Area Planning Council's (MAPC) MetroPlan, and Braintree's Master Plan, Open Space Plan, and Zoning.

The SEIR compared the Preferred Alternative, the 600,000 sf Office Alternative that could be built under existing zoning, and the No-Build Alternative. It also discussed a four-story building alternative with fewer, taller multi-unit apartment buildings that resulted in reducing the amount of impervious area. In Table 3-1, the SEIR provided a comparative analysis of the impacts of these above alternatives.

The SEIR was prepared in conformance with the EOEA/EOTC Guidelines for EIR/EIS Traffic Impact Assessment. It summarized the level-of-service (LOS) analysis presented in the Expanded ENF and provided the additional LOS analysis for the Pearl Street/John W. Mahar Highway/Ivory Street intersection. The SEIR included a map of the traffic study area. Its LOS tables included each movement for these above intersections. The Volume/Capacity ratio was provided for the proposed signalized intersections. The SEIR included a summary of average and 95th percentile vehicle queues for each intersection within the study area. It summarized traffic accident problem areas. The SEIR provided the most current information on the proposed construction dates for any roadway improvements in the project area. It provided a traffic signal warrant analysis for the main site driveway. The SEIR discussed the suitability of the proposed signalization improvements, visibility enhancements, and roadway widening. It also discussed the right-of-way (ROW) implications of possible roadway widening.

The SEIR described how the number of parking spaces was determined. Local zoning requires 676 spaces. The proponent is providing 449 covered garage spaces, 449 tandem spaces in front of the garages (driveway), and 152 other surface parking spaces for visitors and the proposed clubhouse.

The SEIR showed where sidewalks currently exist in a map of the area and where the proponent proposed sidewalks. It stated that each garage would provide space for bicycle parking and bicycle parking racks would be located at the clubhouse.

The SEIR included a map of the area displaying public transportation bus routes that provide access to the Braintree Station. Since there is no available transit service from the project site currently, the proponent proposed extending an existing MBTA bus route or providing a private shuttle bus service to Braintree Station with the participation of other developers in this area.

The proponent has received an Order of Conditions from the Braintree Conservation Commission. According to the proponent, the project will impact the following wetland resource areas: 2,770 sf of Bordering Vegetated Wetlands (BVW) (temporary disturbance) and 27,786 sf of Riverfront Area. The SEIR included a detailed wetlands replication plan.

The SEIR included a detailed description of the proposed drainage system design. The proponent will recharge roof runoff and other treated stormwater runoff from parking areas and driveways in order to retain as much as possible of the existing groundwater flows and drainage patterns. The proponent is not proposing to tie its proposed stormwater system into the existing municipal drainage system. Proposed activities, including construction mitigation, erosion and sedimentation control, phased construction, and drainage discharges or overland flow into wetland areas, were evaluated in the SEIR. The locations of detention/infiltration basins and their distances from wetland resource areas were identified.

The SEIR discussed the consistency of the project with the provisions of the National Pollutant Discharge Elimination System (NPDES) General Permit from the U.S. Environmental Protection Agency for stormwater discharges from construction sites. It included a discussion of best management practices employed to meet the NPDES requirements, and also included a draft Pollution Prevention Plan in the supplemental information submitted on March 1, 2006. The project will comply with the NPDES Phase II Stormwater General Permit for Braintree. The SEIR described the maintenance program for the drainage system. This maintenance program outlined the maintenance operations and the responsible parties. The proponent has committed to use a non-sodium based deicer. It has also agreed to limit the use of chemical fertilizers and pesticides on grass areas. The proponent has developed a low impact turf management program with an integrated pest management plan for turf in the SEIR.

The SEIR summarized the impacts from the project on the drinking water supply and distribution system. It identified the location of the two proposed irrigation wells. No water storage tanks are proposed on-site.

The SEIR reviewed the capacity deficiencies within the Braintree municipal wastewater system to handle the project's additional wastewater flows. The proponent has received a letter

from the Braintree Water & Sewer Department stating that it has an approximately 125,000 gpd in its sewer bank. The Town of Braintree must comply with an Administrative Consent Order (ACO) with DEP, and this project needs to as well. The SEIR has not identified how the proponent will provide approximately 358,824 gpd of Infiltration/Inflow (I/I) removal. The Braintree Water & Sewer Department prefers to have developers pay fees for the rehabilitation of sewers directly to it, rather than undertake sewer rehab work. There are no sewer pump stations downstream of the proposed project within the Braintree system. The supplemental information of March 1, 2006, stated that the number of proposed bedrooms at the site is 539. The proponent has abandoned its proposed connection to the Massachusetts Water Resources Authority's (MWRA) main sewer interceptor. The SEIR investigated a decentralized wastewater alternative for this project, and it stated that the percolation rates would require an excessively large subsurface disposal area and would not be economically feasible.

The SEIR presented a summary of the results of hazardous waste studies and remediation efforts undertaken at the site by the proponent. It included a landscaping plan and building elevations from all sides.

The SEIR presented a discussion of the potential construction period impacts, and it identified feasible measures to avoid or eliminate these impacts. It discussed the state and local permitting process for blasting. The proponent has committed to meet with abutters to describe its blasting program.

This project presents a good opportunity to successfully incorporate cost-effective sustainable design elements and construction practices into the project. I ask the proponent to consider additional measures beyond those mentioned in the SEIR.

Summary of Mitigation:

The SEIR included a separate chapter on mitigation measures. This chapter included proposed Section 61 Findings for DEP and MHD. A schedule for the implementation of mitigation was also included. The proponent committed to the following mitigation measures in the SEIR:

- Provide 358,824 gpd of I/I removal to the Braintree wastewater system, approximately \$300,000 and a Town connection fee of \$240,000.
- Design and construct a round-about or signalize the intersection of Pearl Street/Liberty Street/Lenox Drive, approximately \$450,000.
- Design and construct a round-about or signalize the intersection of Pearl Place/Liberty Street/Middle Street, approximately \$550,000.
- Provide a double-yellow centerline pavement marking along Plain Street for a minimum distance of 100 feet, a stop sign, and a stop line at the Liberty Street/Plain Street intersection, approximately \$5,000.
- Design and implement optimal traffic signal timing and phasing plan for the

Liberty Street/Grove Street intersection and prepare detailed design plans for its long-term improvement, approximately \$60,000.

- Construct a sidewalk along the north side of Lenox Drive from Liberty Street and provide sidewalks along one side of all project roadways, part of overall development costs.
- Develop a Transportation Demand Management (TDM) Program that includes: providing public transportation information to tenants; and providing on-site amenities such as a laundry service, vending machines, dry cleaning pick-up and recreational activities.
- Contribute \$20,000 to the Weymouth-Braintree Regional Recreation-Conservation District (WBRRCD) for invasive plant management in the pond at Pond Meadow Park.
- Contribute \$15,000 for the construction by others of a boardwalk that is planned as part of a walking trail for Pond Meadow by WBRRCD.

On March 1, 2006, the proponent provided a Proposed Section 61 Finding for the MWRA. The proponent should also address DEP's comments in a revised Section 61 Finding for DEP.

March 31, 2006

Date


Stephen R. Pritchard

cc: Nancy Baker, DEP/NERO

Comments received:

Daylor Consulting, 2/21/06
Daylor Consulting, 2/23/06
Daylor Consulting, 3/1/06
Daylor Consulting, 3/1/06
Daylor Consulting, 3/10/06
EOT, 3/21/06
MWRA, 3/24/06
DEP/NERO, 3/24/06

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