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August 9, 2006

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CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS  
 ON THE  
 ENVIRONMENTAL NOTIFICATION FORM

PROJECT NAME : High Rock Village  
 PROJECT MUNICIPALITY : High Street - Westwood  
 PROJECT WATERSHED : Neponset River  
 EOEА NUMBER : 13837  
 PROJECT PROPONENT : Tremont Redevelopment Corporation  
 DATE NOTICED IN MONITOR : July 10, 2006

Pursuant to the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62H) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

According to the Environmental Notification Form (ENF), the proposed project consists of the construction of a 118-unit (260,000 square feet (sf)) age-restricted residential development with associated access roadways on a 29.7-acre site. Twelve of the units will be affordable. The project will have an access roadway onto High Street. The proponent will leave about 15.7 acres of the site in its natural state. The site contains a single family home and is mostly forested upland.

The project is subject to review pursuant to Sections 11.03(1)(b)(2) and 11.03(10)(b)(1) of the MEPA regulations because the project creates 5 or more acres of impervious area and proposes the demolition of all or any exterior part of any historic structure listed in the Inventory of Historic and Archaeological Assets of the Commonwealth. The project will need a Sewer Connection/Extension Permit and a Water System Modification Permit from the Department of Environmental Protection (DEP). It may also require a Superseding Order from DEP, if the local Order of Conditions is appealed/denied. The project will need to obtain a Blasting Permit from the State Fire Marshall's Office. It must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site. The project will need to obtain an Order of Conditions from the Westwood Conservation Commission (WCC) for buffer zone impacts. MEPA jurisdiction is limited to those aspects of the project within the subject matter of state permits and that may have significant environmental

impacts (land alteration, historic issues, wetlands, stormwater, blasting, water, and wastewater).

Based on the Institute of Traffic Engineers Land Use Codes 251 and 252, the proposed project is estimated to generate approximately 522 new vehicle trips per weekday. About 227 parking spaces will be constructed. The parking spaces will consist of 165 garage spaces and 62 paved tandem spaces in front of the garages.

According to the proponent, each residential unit will be supplied by both public water and wastewater service. The project will consume approximately 27,470 gallons per day (gpd) of water. It will generate approximately 24,970 gpd of wastewater. The proponent is proposing to construct approximately 2,482 linear feet of sewer mains. In its comment letter, the Dedham-Westwood Water District (DWWD) stated that "the present water facilities cannot meet the domestic and ISO fire flow requirements of the proposed project." The proponent will need to provide additional pumping/capacity facilities in order to connect to DWWD or seek other alternatives for potable water. In its comment letter, DEP states that the proponent will be required to provide 98,560 gpd of Infiltration/Inflow removal from the wastewater system, or a ratio of 4:1.

The quality of stormwater runoff generated by the project will be improved by the implementation of Best Management Practices (BMPs). Existing site runoff is sheet flow. The project will create approximately 5.8 acres of new impervious area. Runoff from the proposed roadways, driveways, and parking areas will flow to catch basins equipped with deep sumps and hoods. Stormwater flows to water quality treatment units and then to four detention basins with outlet structures, which are designed to accept the 100-year storm event. Roof runoff will be infiltrated via underground recharge galleys. The rate of water discharging from the site will remain less than existing peak runoff rates. The proponent has committed to perform an annual inspection and maintenance program for the stormwater collection system and a seasonal sweeping program of the proposed driveways and parking areas. The property management/owners will provide for this inspection and maintenance program for the stormwater collection system and a twice yearly sweeping program. Because the project site is within an Interim Wellhead Protection Area for a Norwood public supply well, the proponent must design the stormwater system to treat a water quality volume of one-inch, rather than the standard 0.5- inch, and the BMPs selected must be from the list in the policy for critical areas and include an emergency shut-off capability and containment.

The proponent has included 5-foot wide sidewalks on one side of its proposed roadway. It has agreed to provide design services for a traffic signal to correct existing deficiencies at the intersection of High/Pond Streets, if requested by the Town of Westwood.

The Holbrook Farm and Store is listed in the Inventory of Historic and Archaeological Assets of the Commonwealth (Inventory Number WSW.166). Since the building is proposed for

demolition, the Massachusetts Historical Commission (MHC) has determined that the project will have an adverse effect. The proponent has contacted MHC and will consult on ways to avoid, minimize, or mitigate the adverse effect. It has proposed to document the building or make it available for relocation to a suitable site. The proponent should execute a Memorandum of Agreement with MHC in order to mitigate the adverse effect.

The proponent has committed to place a conservation restriction, possibly with the Westwood Land Trust, on approximately ten acres of the project site, which includes the ridge in the western portion of the site to the extent practicable. It is proposing to apply for a Letter of Map Revision/Amendment to the Federal Emergency Management Agency (FEMA) to correct a Flood Insurance Rate Map (FIRM), which incorrectly shows a 100-year flood plain on the project site. If the proponent's contention that no 100-year floodplain exists on the site is confirmed by FEMA, the proponent will not be altering any wetland resource areas. Both the WCC and DEP have sufficient permitting authority to resolve this issue.

Because there is significant ledge on the project site, blasting will be necessary. I expect that any blasting activity will fully comply with all appropriate state and local regulations. I urge the proponent to consider meeting with neighbors and Westwood officials to outline its proposed plans for safe blasting of ledge on the project site. The proponent should work with DEP to implement a construction-period diesel emission mitigation program, which includes the installation of after-engine emission controls.

Based on a review of the information provided by the proponent, a review of the comment letters, and after consultation with the state agencies, I find that the potential impacts of this project do not warrant the preparation of an EIR.

August 9, 2006  
Date

  
Stephen R. Pritchard

cc: Nancy Baker, DEP/NERO

Comments received:

Rackemann, 7/20/06

Rackemann, 7/24/06

Westwood Affordable Housing Associates, 7/25/06

Goldsmith, Prest & Ringwall, 7/26/06

MHC, 7/27/06

DWWD, 7/27/06

EOEA #13837

ENF Certificate

August 9, 2006

DEP/NERO, 7/31/06

McGregor & Associates, 7/31/06

Woodard & Curran, 7/31/06

GPR, 7/31/06

Rackemann, 8/7/06

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SRP/WG/wg