

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 12781
MEPA Analyst: Andrea James
Phone: 617-626-1028

ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Milton Landing		
Street: 44 Wharf Street		
Municipality: Milton	Watershed: Neponset River	
Universal Transverse Mercator Coordinates:	Latitude: N 42 16 12	Longitude: W 71 03 57
Estimated commencement date: 7/2002	Estimated completion date: 10/2003	
Approximate cost: \$28M	Status of project design: 40% %complete	
Proponent: Wharf Street LLC		
Street: 90 Everett Avenue, 4th Floor		
Municipality: Chelsea	State: MA	Zip Code: 02150
Name of Contact Person From Whom Copies of this ENF May Be Obtained: James Warren		
Firm/Agency: Symmes Maini and McKee	Street: 1000 Massachusetts Avenue	
Municipality: Cambridge	State: MA	Zip Code: 02138
Phone: (617) 520-9253	Fax: (617) 354-5758	E-mail: jwarren@smma.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 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

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): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Milton Conservation Commission, Milton Planning Board, Chapter 91 License, Sewer Connection Permit (Minor) and NPDES Permit for Construction Activities.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input checked="" type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage* 41 & 44 Wharf Street *	3.35			
New acres of land altered		0		
Acres of impervious area	3.05	-0.92	2.13	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	70,000 (slab of cooler building)	+94,678	164,678	
Number of housing units	0	73	73	
Maximum height (in feet)	24'	65'	65'	
TRANSPORTATION				
Vehicle trips per day * *44 Wharf Street	0	+1,130	1,130	
Parking spaces *41 & 44 Wharf Street	80	+106	186	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	23,200	23,200	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	20,870	20,870	
Length of water/sewer mains (in miles)	0.05	+0.35	0.40	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify Neponset River Estuary) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The project site (44 Wharf Street) is approximately 2.52 acres in size. Access to the property is provided by Wharf Street, which intersects with Adams Street. The site is bordered to the north by the MBTA rail line and the MDC Lower Neponset River Trail. The Neponset River borders the property to the east and south. The site is bordered to the west by an MBTA parking lot and a town park. The parcel is entirely paved, including the concrete slab from the former H.P. Hood building, a bituminous concrete parking area and two small brick buildings. A granite block and concrete sea wall defines the eastern and southern property lines.

Wharf Street LLC owns the 44 Wharf Street parcel as well as the neighboring parcel at 41 Wharf Street. The two parcels are separated by the Town Landing parcel (a.k.a. 25 Wharf Street) which is owned by the town (see Figure 2). 41 Wharf Street, is approximately 0.83 acres in size. It is also paved and is currently used as public parking including overflow parking for MBTA commuters. The parcel is to the south of the Town Landing property and is bounded to the east by the Neponset River (see Figure 3).

Wharf Street LLC is proposing construction of a 164,678 sf six-story mixed-use development located at 44 Wharf Street. The building will be a mixed-use development of residential units and first floor restaurant/retail space. The new building will be located on the site of the former H.P. Hood Inc., cold storage warehouse. The warehouse was destroyed by fire in November 1999. The proposed building will consist of 73 residential condo units with 7,000 sf of restaurant/retail space on the ground floor. The site program for the new building includes at-grade and below-grade parking for approximately 146 vehicles.

The proposed project includes construction of a pedestrian walkway along the existing seawall extending from 44 Wharf Street to the Town Landing parcel and then to 41 Wharf Street. The proponent has also agreed to contribute to construction of a public waterfront park at the Town Landing. Public parking will be maintained on the 41 Wharf Street parcel although impervious area will be reduced and landscape improvements will be made along the waterfront walk. Detailed landscaping will be provided in order to compliment the site and public areas (see Figure 4).

The project site is subject to M.G.L. Chapter 91, the Public Waterfront Act, for former filled tidelands. A Waterways License Request for Determination of Applicability (File No. W01-0074) for the site was filed with the Department of Environmental Protection (DEP) in December, 2000 to determine the extent of Chapter 91 jurisdiction for the 41 and 44 Wharf Street sites as well as the Town Landing parcel (25 Wharf Street). A copy of the Determination and an additional correspondence letter regarding the Water Dependent Use zone is included in Appendix 1. The limits of Chapter 91 jurisdiction for the project are shown on Figure 3.

There are also a number of resource areas on site subject to regulation under the Wetlands Protection Act. They include Land Under Ocean, Coastal Beach (tidal flats), Coastal Bank, Riverfront Area and Land Subject to Coastal Storm Flowage (LSCSF), all associated with the Neponset River. An Abbreviated Notice of Resource Area Delineation (ANRAD) was filed with the Milton Conservation Commission on January 2, 2002 to confirm the on-site wetland resource areas for 25, 41 & 44 Wharf Street. An Order of Resource Area Delineation (File No. 46-305) for the project was issued on February 20, 2002 and is included in Appendix 2.

According to the Flood Insurance Rate Map (FIRM), for the Town of Milton (Community Panel No. 250245 0001 B Page 1 of 1 - April 3, 1978), a "Zone A3-Area of 100-Year Flood" overlays portions of the project site (see Figure 5). The base flood elevation of 11-feet NGVD (National Geodetic Vertical Datum) has been converted to a Boston/Milton City Base (BCB) datum of 16.65-feet. This elevation demarcates the extent of the LSCSF referenced above and is shown on Figure 3.

The site is also partially located within the defined limits of the Neponset River Estuary Area of Critical Environmental Concern (see Figure 6). However, the Massachusetts Natural Heritage Atlas (2000-2001 Edition) lists no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife and Certified Vernal Pools at or near the project site (see Figure 7).

Due to the archaeological sensitivity in the area the proponent has conducted a preliminary Archaeological Sensitivity Assessment of the project area. A Project Notification Form was filed with the Massachusetts Historical Commission (MHC) on March 3, 2002 and a permit application for an Archaeological Field Investigation was also filed with MHC to perform an Intensive Archeological Survey of the project area. A copy of the Field Investigation Permit and associated documentation is included in Appendix 3.

The project site was re-zoned by the town as a PUD (Planned Urban Development) district. The PUD section of the bylaw is written to encourage mixed-use development comprised of residential and first floor commercial space. This project is designed to meet the requirements and intent of the bylaw with regard to use, design quality and density. It is also an opportunity to significantly improve the quality of public waterfront access.

The applicant has met with the town on numerous occasions including several public meetings with the Planning Board over the course of the last year. Several alternative plans were considered. Initially the plan included an office building and townhouses in addition to the condominium/retail mixed-use building. There were also several iterations of parking. In an effort to reduce impervious coverage and to improve the aesthetic from Wharf Street the plan now includes 85 parking spaces below grade. These spaces eliminate the need for a parking deck that was originally considered.