

# ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>12887</u>
MEPA Analyst:	<u>DEIRDRE BUCKLEY</u>
Phone: 617-626-	<u>1029</u>

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: Proposed "Self-Storage" Facility		
Street: 2 Adams Street		
Municipality: Milton	Watershed: Neponset River	
Universal Transverse Mercator Coordinates:	Latitude: 42.27051 N	Longitude: 71.06734 W
Estimated commencement date: March 2003	Estimated completion date:	
Approximate cost: \$	Status of project design:	100%complete
Proponent: Extra Space Development, L. L. C.		
Street: 934 Washington Street, 3 <sup>rd</sup> Floor		
Municipality: Norwood	State: MA	Zip Code: 02062
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Stephen P. DeCoursey, P. E.		
Firm/Agency: Bohler Engineering, P. C.	Street: 352 Turnpike Road	
Municipality: Southboro	State: MA	Zip Code: 01772
Phone: 508-480-9900	Fax: 508-480-9080	E-mail: sdecoursey@bohlereng.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): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify DEP-Waterways (Ch. 91))  No

List Local or Federal Permits and Approvals: Order of Conditions—Conservation Commission;

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 checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<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 type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:  _____ _____ _____ _____ _____ _____
Total site acreage	4.6 acres			
New acres of land altered		2.48 acres		
Acres of impervious area	1.81 acres	0.21 acres	2.02 acres	
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
<b>STRUCTURES</b>				
Gross square footage	30,082	8,215	36,877	
Number of housing units	0	1	1	
Maximum height (in feet)	50' +/-	N/A	50' +/-	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	50	50	
Parking spaces	23	50	73	
<b>WASTEWATER</b>				
Gallons/day (GPD) of water use	0	N/A	200	
GPD water withdrawal	0	N/A	200	
GPD wastewater generation/ treatment	N/A	N/A	N/A	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

**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: Please see Historical Attachment)  No

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

Yes (Specify: Please see Historical Attachment)  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.*)

Please refer to the attached Project Description.

## **PROJECT DESCRIPTION**

### **EXTRA SPACE DEVELOPMENT**

2 Adams Street  
Milton, Massachusetts

The proposed project is located at 2 Adams Street in the Town of Milton, Massachusetts. The project will improve the surrounding landscape and parking areas, and the buildings will be improved inside and out to accommodate the current standards and allow the original use of the property to continue as a storage facility.

The current site conditions of ground cover are a combination of pavement, ledge outcroppings and un-maintained vegetation. Under this proposal, the existing vegetation in the ledge outcroppings and beyond the limits of development will remain unchanged, while several landscaped areas are proposed along the perimeter of the development to enhance the existing stark conditions. These proposed landscaped areas should provide an aesthetic benefit to the site based on the fact that they are replacing unkept vegetation or currently paved areas. This redevelopment will be in keeping with the character of the neighborhood.

The proposed landscaped areas will also provide a benefit to stormwater drainage quality. The addition of landscape areas, deep sump catch basins with oil hoods and the water quality sedimentation basins will all provide an improvement to the surface water quality discharging from the site. The proposed site layout has been designed to allow stormwater to drain toward the same watersheds as the existing conditions with attention to reduce any potential points of erosion and attention to maintain or reduce the existing peak stormwater flow rates.

Proposed improvements to the site are currently within areas that have previously been developed. We do not foresee the proposed improvements to have any adverse impacts on wildlife habitats, woodland, or meadowlands.

The traffic impacts of the site will be minimal as well. Our traffic estimates are outlined in a document entitled "Self-Storage Standards and The Modern Community". This document describes industry data on traffic generated by self-storage facilities. For this facility, the document indicates that on average there are approximately seven (7) additional vehicles per day, entering and exiting a site per 100-units of storage. The approximate number of proposed storage units in Building "E" is two hundred and thirty-five (235) units, which results in an average increase of daily vehicle trip generation of seventeen (17) vehicles per day. Given the traffic characteristics of the surrounding roadway network the impact of the facility will be negligible.

Access to and from the site is via a single curb cut onto Adams Street, which is existing. The site has been designed to allow for adequate travel lanes, which will promote safe site circulation to and from the loading areas.

Under the current proposal there are seventy-three (73) parking spaces proposed. Under the

Requirements of the Town of Milton Zoning Bylaws sixty-one (61) spaces are required. Based on experience at similar facilities and on the information provide above, the number of parking spaces provided will exceed the number required.

The interiors of the existing storage/warehouse buildings are currently being renovated to improve the infrastructure, and to provide secure indoor self-storage units. The exterior finish materials of proposed Building "E" will include predominately brick with a number of other materials that blend in with the surrounding buildings on and off site. These materials can be seen in the attached renderings. Floor plans showing the layout of the units are also provided. Building elevations and plans for the proposed building have been included in the Site Plan submittal.

The proposed improvements should not require any additional police and fire protection services. The proposed improvements should improve site security based on the fact that security fencing will surround a large portion of the site and watchman quarters are being installed. The Fire Protection Requirements for the proposed building are no different than the requirements for the existing buildings.

Under the proposed project a new 6-inch fire service connection will be installed. This fire service connection will have a negligible effect on the Town water supply and distribution system. Under a project currently under construction at the site, a portion of the water main on site is being replaced.

The proposed improvements will have a negligible impact on the Town of Milton infrastructure and fire/police services. The proposed improvements should provide only positive impacts for the site and surrounding community. The proposed improvements will provide an aesthetic benefit to the site as well as a tax benefit to the Town.