



The Commonwealth of Massachusetts

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April 21, 2006

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

PROJECT NAME : Franklin Hill Revitalization
PROJECT MUNICIPALITY : Boston
PROJECT WATERSHED : Boston Harbor
EOEA NUMBER : 13752
PROJECT PROPONENT : Trinity Franklin Hill Limited Partnership
DATE NOTICED IN MONITOR : March 22, 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 hereby determine that this project **does not require** the preparation of an Environmental Impact Report (EIR).

As described in the Environmental Notification Form (ENF), the project involves the redevelopment of the 9.9-acre Franklin Hill site in Boston. The proponent is planning to replace 366 units of housing (393,200 square feet) with 350 units of affordable housing in 25 buildings (435,000 sf), and to increase parking from 73 to 213 spaces.

The proponent submitted the ENF voluntarily because the project does not appear to exceed any ENF review thresholds. The project will require a Sewer Connection/Extension Permit from the Department of Environmental Protection (DEP) and a Massachusetts Water Resources Authority (MWRA) Sewer Discharge permit. The project also requires a Comprehensive Permit from the City of Boston's Zoning Board of Appeal pursuant to M.G.L. Chapter 40B (and hence an approval from the Massachusetts Housing Appeals Committee if the local Comprehensive Permit is appealed). Because the proponent is requesting financial assistance from the Commonwealth for the project, MEPA jurisdiction extends to all aspects of the project that may cause significant Damage to the Environment.

I acknowledge the thoughtful comments provided by DEP, the City of Boston's Environment Department, and the Boston Water and Sewer Commission regarding to the project's environmental impacts. The proponent should note comments from DEP related to implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow (I/I)) in the system. I advise the proponent that current wastewater bills, and other documentation from the City should be submitted with the application for a DEP Sewer Connection/Extension Permit to show the volume of existing wastewater discharges at the time of permit filling.

Currently, DEP is using a minimum 4:1 ratio for I/I removal to new wastewater flow added. If there is new wastewater flow, the proponent should work with the Boston Water and Sewer Commission, and consult with DEP on this issue. In addition, the proponent should continue to work with the City of Boston to finalize the site mitigation plan, and to mitigate impacts associated with the construction. I strongly encourage the proponent to closely review all comments on the ENF, and to work with the City and the Boston Water and Sewer Commission to resolve any concerns.

I am confident that the review of the ENF has garnered sufficient input from the public so as to make the state and local agencies with permitting authority for this project fully aware of the important environmental issues involved. Based on a review of the information provided by the proponent and after consultation with relevant public agencies, I find that the potential impacts of this project do not warrant the preparation of an EIR and can be properly addressed in the local and state permitting process. No further MEPA review is required.

April 21, 2006
Date


Stephen R. Pritchard

Comments received:

- 04/03/06 The City of Boston, Environment Department
- 04/11/06 Department of Environmental Protection, NERO
- 04/11/06 Boston Water and Sewer Commission

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