

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: **13114**
 MEPA Analyst: **LEANDREA DAMES**
 Phone: 617-626-**1028**

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: Fuller Village Elderly Housing Development	
Street: Brush Hill Road	
Municipality: Milton	Watershed: Boston Harbor
Universal Transverse Mercator Coordinates: 4677062 Y 324908 X (NAD27)	Latitude: 42° 13' 41" N Longitude: 71° 07' 18" W
Estimated commencement date: Nov 2003	Estimated completion date: March 2005
Approximate cost: \$36 million	Status of project design: 75% %complete
Proponent: Milton Fuller Housing Corporation c/o Milton Residences for the Elderly	
Street: 600 Canton Avenue	
Municipality: Milton	State: MA Zip Code: 02186
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Matthew T. Connors	
Firm/Agency: Geller DeVellis, Inc.	Street: 29 Washington Street
Municipality: Wellesley	State: MA Zip Code: 02481
Phone: 781-237-4111	Fax: 781-237-4144 E-mail: mconnors@gellerdevellis.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: **Site Plan Approval; Notice of Intent; Historic Roadway Bylaw Approval; Form A Subdivision Consolidation Plan; NPDES Construction General Permit**

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 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 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 <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	22±			
New acres of land altered		16.36		
Acres of impervious area	2.81	3.80	6.61	
Square feet of new bordering vegetated wetlands alteration		ZERO		
Square feet of new other wetland alteration		ZERO		
Acres of new non-water dependent use of tidelands or waterways		ZERO		
STRUCTURES				
Gross square footage	26,960	378,040	405,000	
Number of housing units	2	165	163	
Maximum height (in feet)	30	15	45	
TRANSPORTATION				
Vehicle trips per day	160	490	650	
Parking spaces	30	269	299	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	1,100	23,650	24,750	
GPD water withdrawal	ZERO	ZERO	ZERO	
GPD wastewater generation/ treatment	1,100	23,650	24,750	
Length of water/sewer mains (in miles)	ZERO	ZERO	ZERO	

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 Letter sent to MHC 8/28/03) No

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

Yes (Specify Letter sent to MHC 8/28/03) No

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

Yes (Specify Fowl Meadow and Ponkapoag Bog ACEC) 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 is approximately 29.98 acres and is located on Brush Hill Road in Milton, Massachusetts. The site currently has two large residential homes, one abandoned and one in use by the Town of Milton School Department as office space, and several abandoned garages and sheds. The existing structures on-site are discharging sewerage to underground septic systems. The resource areas on the project site include Bordering Vegetated Wetlands (BVW) located in the north, east and southern areas of the development and the Fowl Meadow and Ponkapoag Bog Area of Critical Environmental Concern.

The Milton Fuller Housing Corporation is proposing to demolish the existing structures located at 1306, 1336, 1372 Brush Hill Road and construct a new 165-unit elder housing complex with associated site improvements. The proposed development will also include a central club-house and indoor pool, 299 parking spaces (165 in underground garages, 134 surface spaces), access drives, landscaping, a soccer field, utility services and drainage improvements. Approximately 22 acres of the site will be impacted by the development.

The project includes work within the 100-foot buffer zone to a Border Vegetated Wetland (BVW) and the filing of a Notice of Intent. Proposed activities within the buffer include excavation, grading, installation of utility structures, access drives, a portion of the proposed building complex, paving and planting. Additional construction activities within the buffer zone include the installation of erosion and sedimentation control measures to isolate work zones from down-gradient wetland resource areas.

Structural and non-structural mitigation measures are proposed to avoid short-term construction related and long-term operational impacts to down-gradient resource areas.

Structural measures proposed include a sedimentation and erosion control plan and stormwater management system, including catch basins with hooded outlets and deep sumps, sediment forebay and an infiltration basin. Non-structural measures include construction sequencing and an operation and maintenance plan to provide efficient operation of the proposed storm water management system.

Water supply will be provided by connection to the municipal water lines available at the site. Sewer discharge will be connected to municipal sewer lines available at the site. According to 314 CMR 7.15 and 310 CMR 15.203, a flow of 150 gpd per unit for Elderly Housing was used. With 165 units, the calculated sewer flows generated by the site are 24,750 gallons per day. A Sewer Connection Permit will be required under 314 CMR 7.00, category BRP WP 18 - approval of minor sewer connections with flows of sanitary sewage between 15,000 and 50,000 gallons per day (gpd).

A traffic assessment study was completed by McMahon Associates Inc. during local municipal review of the proposed development. Access to the development will be provided via a single driveway to be located on the east side of Brush Hill Road, with a second emergency vehicle access only drive located just north of the primary site drive. The proposed development will result in 16 trips during the weekday morning commuter peak hour and 52 trips during the weekday evening commuter peak hour. 650 trips per day are expected from the proposed development. According to McMahon Associates, Inc., these minor traffic increases can be readily accommodated on the surrounding roadway system with no noticeable impact on future traffic operations along Brush Hill Road.

The Milton Fuller Housing Corporation proposes to install a three-way stop sign at the intersection of Brush Hill Road and the primary driveway of the proposed development. As part of this effort, scored concrete rumble strips would be installed on the Brush Hill Road northbound and southbound intersection approaches. It is our understanding that, as part of the development, the Milton fuller Housing Corporation has agreed to assist the Town of Milton in the development of future traffic safety improvements at the intersection of Neponset Valley Parkway and Brush Hill Road.