Environmental Notification Form

Milton Woods

Submitted to:
Executive Office of Energy and Environmental Affairs
MEPA OFFICE
100 Cambridge Street, Suite 100
Boston, Massachusetts 02114

Submitted by:
Pulte Homes of New England, LLC.
115 Flanders Road, Suite 200
Westborough, Massachusetts 01581

Prepared by:
Epsilon Associates, Inc.
3 Clock Tower Place, Suite 250
Maynard, Massachusetts 01754

June 15, 2016
June 15, 2016

Subject: Milton Woods
Environmental Notification Form
Massachusetts Environmental Policy Act (MEPA)

Dear Interested Party,

On behalf of the Proponent, Pulte Homes of New England, LLC., I am pleased to send you the enclosed Environmental Notification Form for Milton Woods, the redevelopment of approximately 30.0 acres located at the end of Governor Stoughton Lane in Milton. The Project is a 23-lot residential subdivision that will be accessed via a new roadway constructed off of DCR’s Unquity Road.

The Proponent expects that the ENF will be noticed in the Environmental Monitor on June 22, 2016 and that comments will be due by July 12, 2016. Comments should be sent to:

Secretary, Matthew A. Beaton
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston MA 02114

If you have received the ENF on compact disc and would prefer a hard copy, you can request one at no charge by calling Epsilon at (978) 897-7100. If you have any questions about the project, please call me at (978) 461-6215.

Sincerely,

EPSILON ASSOCIATES, INC.

David E. Hewett
Principal
Milton Woods

Submitted to:
MEPA Office
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Submitted by:
Pulte Homes of New England LLC
115 Flanders Road
Suite 200
Westborough, MA 01581

Prepared by:
Epsilon Associates, Inc.
3 Clock Tower Place, Suite 250
Maynard, MA 01754

June 15, 2016
Table of Contents

ENVIRONMENTAL NOTIFICATION FORM

ATTACHMENTS

Attachment 1  List of Attachments
Attachment 2a  USGS Locus
Attachment 2b  Aerial Locus
Attachment 3  Existing Conditions Plan
Attachment 4  Environmental Site Constraints
Attachment 5  Proposed Site Plan
Attachment 6  Circulation List
Attachment 7  List of Federal and Local Permits
Attachment 8  Massachusetts Historical Commission Correspondence Letter
Environmental Notification Form

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Milton Woods  
Municipality: Milton  
Street Address: End of Governor Stoughton Lane, Milton  
Watershed: Neponset River

Universal Transverse Mercator Coordinates:
UTM Zone 19N
327583 Easting, 4678650 Northing

Latitude: 42°14’27.637” N  
Longitude: 71°5’23.047” W

Estimated commencement date: 1st Qtr, 2017  
Estimated completion date: 4th Qtr, 2018

Project Type: Residential  
Status of project design: 90% complete

Proponent: Pulte Homes of New England, LLC.  
Street Address: 115 Flanders Road, Suite 200  
Municipality: Westborough  
State: MA  
Zip Code: 01581

Firm/Agency: Epsilon Associates, Inc.  
Street Address: 3 Clock Tower Place, Suite 250  
Municipality: Maynard  
State: MA  
Zip Code: 01754

Phone: 978-897-7100  
Fax: 978-897-0099  
E-mail: dhewett@epsilonassociates.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

☐ Yes  ☒ No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:

☐ a Single EIR? (see 301 CMR 11.06(8))  
☐ a Special Review Procedure? (see 301CMR 11.09)  
☐ a Waiver of mandatory EIR? (see 301 CMR 11.11)  
☐ a Phase I Waiver? (see 301 CMR 11.11)

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

301 CMR 11.03(6)(b)2.b. - Construction, widening or maintenance of a roadway that will cut five or more living public shade trees of 14 or more inches in diameter at breast height.

301 CMR 11.03(10)(b)1 – Demolition of all or any exterior part of any Historical Structure listed in or located in any Historical District listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth.

Which State Agency Permits will the project require?

Department of Conservation and Recreation Permit for Construction and/or Associated Access to DCR Park Lands and Roadways
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: The proposed project will require the construction of an entrance drive from Unquity Road across DCR owned land. Access rights from Unquity Road to the Project site were granted at the time the State acquired the roadway right-of-way; therefore, the crossing will not create any new rights to the DCR land and the DCR land is not being “disposed of” as the term is defined in Article 97. The area of DCR land required for the drive and associated grading is approximately 40,000 square feet.

<table>
<thead>
<tr>
<th>Summary of Project Size &amp; Environmental Impacts</th>
<th>Existing</th>
<th>Change</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LAND</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total site acreage</td>
<td>30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New acres of land altered</td>
<td></td>
<td>16.5</td>
<td></td>
</tr>
<tr>
<td>Acres of impervious area</td>
<td>0.10</td>
<td>4.1</td>
<td>4.2</td>
</tr>
<tr>
<td>Square feet of new bordering vegetated wetlands alteration</td>
<td></td>
<td>980 (Temporary)</td>
<td></td>
</tr>
<tr>
<td>Square feet of new other wetland alteration</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Acres of new non-water dependent use of tidelands or waterways</td>
<td></td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td><strong>STRUCTURES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross square footage</td>
<td>+/- 1,500</td>
<td>+/- 159,500</td>
<td>+/- 161,000</td>
</tr>
<tr>
<td>Number of housing units</td>
<td>1</td>
<td>22</td>
<td>23</td>
</tr>
<tr>
<td>Maximum height (feet)</td>
<td>&lt;35</td>
<td>0</td>
<td>&lt;35</td>
</tr>
<tr>
<td><strong>TRANSPORTATION</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle trips per day</td>
<td>10</td>
<td>208</td>
<td>218</td>
</tr>
<tr>
<td>Parking spaces</td>
<td>2</td>
<td>113 (+44 dwy + 69 garage)</td>
<td>115 (46 dwy &amp; 69 garage)</td>
</tr>
<tr>
<td><strong>WASTEWATER</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Use (Gallons per day)</td>
<td>330</td>
<td>12,320</td>
<td>12,650</td>
</tr>
<tr>
<td>Water withdrawal (GPD)</td>
<td>330</td>
<td>12,320</td>
<td>12,650</td>
</tr>
<tr>
<td>Wastewater generation/treatment (GPD)</td>
<td>330</td>
<td>12,320</td>
<td>12,650</td>
</tr>
<tr>
<td>Length of water mains (miles)</td>
<td>N/A</td>
<td>0.36</td>
<td>0.36</td>
</tr>
<tr>
<td>Length of sewer mains (miles)</td>
<td>N/A</td>
<td>0.44</td>
<td>0.44</td>
</tr>
</tbody>
</table>

Has this project been filed with MEPA before?
☐ Yes (EEA #____________) ☑No

Has any project on this site been filed with MEPA before?
☐ Yes (EEA #____________) ☑No
GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site: The Project site consists of approximately 30 acres of residientially zoned, largely forested land between Governor Stoughton Drive and Unquity Road in Milton. The property is owned by the Town of Milton, acting by its Board of Selectmen, as Trustees under the Will of William Stoughton (the “Owner”). The Owner has entered into a Purchase and Sale Agreement with the Proponent to develop the property. The proceeds from the sale of the property will be used to benefit Milton’s economically disadvantaged population. The Owner will retain an approximately 4-acre site adjacent to the Proponent’s 30 acre Project site. The remaining acreage retained by the Town contains a number of abandoned buildings associated with the Milton Poor Farm-Town Farm. Wetlands occupy a good deal of the western portion of the site. The site is bordered to the north, east and southeast by residential neighborhoods. The site is bounded on the southwest and west by Unquity Road, which is owned by the Department of Conservation and Recreation (DCR). The Project site is shown on Attachments 2a and 2b (USGS Map and Aerial Photo), and an existing conditions site plan is provided as Attachment 3.

Describe the proposed project and its programmatic and physical elements: Pulte Homes of New England is proposing to construct 23 clustered single family 4-5 bedroom homes on the remaining 29.7 +/- acres of the site. All of the homes will be serviced with the MWRA sewer and water system which has more than sufficient capacity to support the Project. In addition to natural gas and underground electric, cable and telephone will also be provided. Each home will have a driveway and garage, enabling them to accommodate off street parking for a minimum of 4 vehicles. Primary access to the site will be from a new roadway constructed off of Unquity Road requiring crossing a short section (approximately 250 feet) of DCR owned land. The proposed access road extends approximately 1,570 feet northeast ending at a cul-de-sac near the northern limit of the site. For redundancy, a gated emergency access drive is proposed to connect the cul-de-sac to Governor Stoughton Drive at the northerly end of the site. The layout of the proposed access roadway has been carefully planned to avoid all direct impacts to wetlands and minimize impacts to the wetlands buffer zones.

An integral component of the proposal is the construction of five stormwater management areas. The stormwater management areas along with deep sump catch basins will provide full compliance to the DEP Stormwater Management Regulations and the local Conservation Commission standards.

The proposed Project has been designed to have minimal impact on the environment. By clustering the lots and home sites, there will be a minimal loss of upland forest and approximately 15 acres (51%) of the site will be untouched and allowed to remain in its natural, existing state. One small area of wetlands will be temporarily altered for the installation of a sewer and water line; however, that area will be restored and no wetlands on the site will be permanently altered. Due to the small number of homes to be built, the construction phase impacts will be relatively short term and the Project requires compliance with the EPA NPDES (National Pollutant Discharge Elimination System) program for controlling construction phase impacts including noise and dust. The proposed long term project impact is compatible with the surrounding land uses and their impacts. Also, traffic impact is minimal as only 23 homes are proposed.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative: The Project area is zoned for single family residential use, which is consistent with the surrounding land uses. An alternative to the cluster subdivision is a traditional subdivision where all of the land is consumed by the individual lots. While this alternative may result in more value for the applicant by selling homes on larger lots, it was decided to pursue the cluster option as a more
environmentally sensitive alternative.

Another alternative is to access the site from Governor Stoughton Lane. However, that roadway is very narrow and is not capable of providing full time access to 23 additional homes.

**NOTE:** The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEF review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative: The proposed Project has been designed to minimize impacts. The project will result in only minor temporary impacts to wetlands. The proposed stormwater management system (described in the Stormwater Management Section below) will comply fully with the MassDEP Stormwater Management Regulations. As described in the Historic and Archaeological Resources Section, the Proponent will take steps to minimize and mitigate impacts to the historic resources on the site, including the relocation of the Pest House to an adjacent off-site location and the documentation of historic structures and wood loading platforms. The Proponent may also rehabilitate another off-Project site historic Town Farm structure for use as affordable housing. The Proponent will also employ appropriate measures to minimize construction nuisances such as diesel emissions, dust, and noise.

An erosion and sedimentation control program will be developed to minimize the risk of impacts to wetland resource areas during construction. The proposed program will incorporate best management practices (“BMP”) specified in guidelines developed by the MassDEP and the EPA and will comply with the requirements of the NPDES CGP (Construction General Permit). Those measures will include the installation of temporary erosion and sediment controls and construction sequencing. Areas of exposed soil will be kept to a minimum, and a permanent vegetative cover will be established as soon as practicable after final grading.

Construction will require the storage, handling and use of fuels, oils and other similar materials. These materials will be managed according to industry standards, and applicable federal and state laws to avoid and minimize accidental releases to the environment. A detailed spill prevention and control plan will be included in the SWPPP (Stormwater Pollution Prevention Plan) prepared for the Project.

If the project is proposed to be constructed in phases, please describe each phase: N/A

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

☐ Yes (Specify ________________________________ )
☒ No

if yes, does the ACEC have an approved Resource Management Plan? ___ Yes ___ No;
If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? ___ Yes ___ No;
If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

**RARE SPECIES:**
Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm)

☐ 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_MLT.S) ☐ No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?  ☑ Yes (Specify_MLT.10) ☐ No

**WATER RESOURCES:**

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site?  ☐ Yes   ☑ No; if yes, identify the ORW and its location. Please note, there are no Certified Vernal Pools (defined as ORWs) on the Project Site, See Attachment 4. However, a Wildlife Habitat Assessment conducted in April 2014 revealed the presence of two vernal pools on the Project site. Site development plans have been developed to avoid altering the vernal pools and to maintain a minimum 100-foot undisturbed envelope around them.

*(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)*

Are there any impaired water bodies on or within a half-mile radius of the project site?  ☑ Yes   ☐ No; if yes, identify the water body and pollutant(s) causing the impairment: Pine Tree Brook is impaired for aquatic plants, dissolved oxygen, Escherichia Coli (E.Coli), fecal coliform, physical substrate habitat alterations, turbidity.

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission?  ☑ Yes   ☐ No

**STORMWATER MANAGEMENT:**

Generally describe the project’s stormwater impacts and measures that the project will take to comply with the standards found in MassDEP’s Stormwater Management Regulations:

Stormwater management systems will be designed to comply with the MassDEP Stormwater Management Standards. Stormwater discharge to wetlands will be treated prior to release to any resource area. Detention basins will be used to ensure that there will be no increase in peak discharge rates from the site as a result of the development. Loss of annual recharge will be mitigated through the use of groundwater infiltration measures that may include infiltration basins and if necessary roof runoff infiltration systems. The water quality standard will be met by utilizing best management practices that may include a street sweeping regiment, deep sump catch basins, structural water quality units, and detention basins. Construction period impacts to resource areas will be controlled through the use of erosion control barriers, temporary sediment basins, stockpile protection measures, washout areas, construction tracking pads and timely stabilization of disturbed soils. A long term operation and maintenance plan will be developed to ensure the long term functionality of the stormwater management systems.

**MASSACHUSETTS CONTINGENCY PLAN:**

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan?  ☑ Yes   ☐ No; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification): N/A

Is there an Activity and Use Limitation (AUL) on any portion of the project site?  ☑ Yes   ☐ No; if yes, describe which portion of the site and how the project will be consistent with the AUL:

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN?  ☐ Yes   ☑ No; if yes, please describe:

**SOLID AND HAZARDOUS WASTE:**
If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood: The contractors will be encouraged to reprocess, re-use, and recycle construction waste materials. The contractors will be encouraged to minimize the amount of waste debris that is disposed in landfills and to pursue the goal of diverting at least 75 percent of project-generated waste from landfills. For those materials that cannot be recycled, solid waste will be transported in covered trucks to an approved solid waste facility, per the DEP Regulation for Solid Waste Facilities.

(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)

Will your project disturb asbestos containing materials? Yes ___ No ___;
if yes, please consult state asbestos requirements at http://mass.gov/MassDEP/air/asbhom01.htm

The proposed Project will relocate the historic “pest house” to an off-site location (and may also rehabilitate another historic off-site structure into affordable housing units). Given the age of the house (and historic off-site structures), there is the potential to encounter asbestos-containing materials (ACMs). An ACM inspection by a certified asbestos inspector will be conducted prior to any work being undertaken. If any ACMs are identified they will be handled using approved methods in accordance with applicable federal and state regulations.

Describe anti-idling and other measures to limit emissions from construction equipment:
The construction contract will require contractors to use a number of measures to reduce potential emissions and minimize impacts from construction vehicles, including:

♦ The Proponent will encourage the contractor to use construction equipment with engines manufactured to Tier 4 federal emission standards or which have been retrofitted with best available control technology to reduce exhaust emissions.
♦ Low Sulfur Diesel will be used for all trucks with construction machinery.
♦ Idling of equipment will be minimized, and limited to five minutes whenever possible.
♦ Wetting agents will be applied on a scheduled basis and areas of exposed disturbed soils minimized;
♦ Monitoring construction practices to minimize unnecessary transfers and mechanical disturbances of loose materials;
♦ Storing aggregate materials away from the areas of greatest pedestrian activity when possible;
♦ Clean streets regularly to minimize dust accumulations;
♦ Encourage use of appropriate mufflers on equipment and proper maintenance on intake and exhaust mufflers.

DESIGNATED WILD AND SCENIC RIVER:

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River? Yes ___ No ___;
if yes, specify name of river and designation:

If yes, does the project have the potential to impact any of the “outstandingly remarkable” resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River? Yes ___ No ___;
if yes, specify name of river and designation: _____________;
if yes, will the project will result in any impacts to any of the designated “outstandingly remarkable” resources of the Wild and Scenic River or the stated purposes of a Scenic River. Yes ___ No ___;
if yes, describe the potential impacts to one or more of the “outstandingly remarkable” resources or stated purposes and mitigation measures proposed.
ATTACHMENTS:

1. List of all attachments to this document.
2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries.
3. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.
4. Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts.
5. Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).
6. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).
7. List of municipal and federal permits and reviews required by the project, as applicable.
8. Massachusetts Historical Commission Correspondence Letter.
LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits
   A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))
      Yes X No; if yes, specify each threshold: 301 CMR 11.03(1)(b)3 – Conversion of land held for natural
      resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to
      any purpose not in accordance with Article 97.

II. Impacts and Permits
   A. Describe, in acres, the current and proposed character of the project site, as follows:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Change</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Footprint of buildings</td>
<td>0.03</td>
<td>1.37</td>
<td>1.4</td>
</tr>
<tr>
<td>Internal roadways</td>
<td>0</td>
<td>1.1</td>
<td>1.1</td>
</tr>
<tr>
<td>Parking and other paved areas</td>
<td>0.07</td>
<td>1.53</td>
<td>1.6</td>
</tr>
<tr>
<td>Other altered areas</td>
<td>0</td>
<td>11.0</td>
<td>11.0</td>
</tr>
<tr>
<td>Undeveloped areas</td>
<td>29.9</td>
<td>14.9</td>
<td>15.8</td>
</tr>
<tr>
<td><strong>Total: Project Site Acreage</strong></td>
<td>+/-30.0</td>
<td>0</td>
<td>+/-30.0</td>
</tr>
</tbody>
</table>

   B. Has any part of the project site been in active agricultural use in the last five years?
      Yes X No; if yes, how many acres of land in agricultural use (with prime state or
      locally important agricultural soils) will be converted to nonagricultural use?

   C. Is any part of the project site currently or proposed to be in active forestry use?
      Yes X No; if yes, please describe current and proposed forestry activities and
      indicate whether any part of the site is the subject of a forest management plan approved by
      the Department of Conservation and Recreation:

   D. Does any part of the project involve conversion of land held for natural resources purposes in
      accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to
      any purpose not in accordance with Article 97? Yes X No; if yes, describe:

   E. Is any part of the project site currently subject to a conservation restriction, preservation
      restriction, agricultural preservation restriction or watershed preservation restriction?
      Yes X No; if yes, does the project involve the release or modification of such restriction?
      Yes X No; if yes, describe:

   F. Does the project require approval of a new urban redevelopment project or a fundamental change
      in an existing urban redevelopment project under M.G.L.c.121A? Yes X No; if yes, describe:

   G. Does the project require approval of a new urban renewal plan or a major modification of an
      existing urban renewal plan under M.G.L.c.121B? Yes X No; if yes, describe:

III. Consistency
   A. Identify the current municipal comprehensive land use plan
      Title: Town of Milton Master Plan Date: June 25, 2015
B. Describe the project’s consistency with that plan with regard to:

1) economic development: Among the stated goals of the Plan is to strengthen Milton’s tax base with an appropriate mix of residential and commercial development. The Project will assist the town in accommodating for an influx of residents who are seeking to live in Milton, and will acquire additional tax revenue that will support the local economy.

2) adequacy of infrastructure The Project site is well served by existing roadway, water/sewer, and other utility infrastructure. The 23-lot subdivision will not significantly affect the area’s infrastructure.

3) open space impacts According to the Plan, the town of Milton has a significant amount of protected open space. The Project will not have an adverse effect on the protected open space in the surrounding area. Approximately 21 of the parcel’s 30 acres will remain undisturbed.

4) compatibility with adjacent land uses The Plan states that Milton’s zoning and subdivision guidelines should support new housing development that is compatible with existing neighborhoods. The site is bordered on three sides by residential development. The proposed Project places compatible residential development near existing neighborhoods and will expand the community’s housing inventory.

C. Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)

RPA: Metropolitan Area Planning Council

Title: MetroFuture Plan Date: December 2008

D. Describe the project’s consistency with that plan with regard to:

1) economic development The MetroFuture Plan predicts moderate economic growth across the region in the coming years. The Project will prepare Milton for this predicted growth by supplying new homes in an area that can meet the needs of new residents, and will assist the potential for future growth.

2) adequacy of infrastructure Under the MetroFuture Plan, population and job growth will be concentrated in municipalities already well served by infrastructure, with slower growth in less developed areas where infrastructure is more limited. The location of this project fulfills this objective by placing residential development on an infill site that is within a heavily residential area.

3) open space impacts The Project will not have an adverse effect on the protected open space in the surrounding area. Approximately 21 of the parcel’s 30 acres will remain undisturbed.
RARE SPECIES SECTION

I. Thresholds / Permits
A. Will the project meet or exceed any review thresholds related to rare species or habitat (see 301 CMR 11.03(2))? ___ Yes X No; if yes, specify, in quantitative terms:

(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)

B. Does the project require any state permits related to rare species or habitat? ___ Yes X No

C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ___ Yes X No.

D. If you answered "No" to all questions A, B and C, proceed to the Wetlands, Waterways, and Tidelands Section. If you answered "Yes" to either question A or question B, fill out the remainder of the Rare Species section below.

II. Impacts and Permits
A. Does the project site fall within Priority or Estimated Habitat in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ___ Yes ___ No. If yes,
1. Have you consulted with the Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP)? ___ Yes ___ No; if yes, have you received a determination as to whether the project will result in the "take" of a rare species? ___ Yes ___ No; if yes, attach the letter of determination to this submission.

2. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ___ Yes ___ No; if yes, provide a summary of proposed measures to minimize and mitigate rare species impacts

3. Which rare species are known to occur within the Priority or Estimated Habitat?

4. Has the site been surveyed for rare species in accordance with the Massachusetts Endangered Species Act? ___ Yes ___ No

4. If your project is within Estimated Habitat, have you filed a Notice of Intent or received an Order of Conditions for this project? ___ Yes ___ No; if yes, did you send a copy of the Notice of Intent to the Natural Heritage and Endangered Species Program, in accordance with the Wetlands Protection Act regulations? ___ Yes ___ No

B. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ___ Yes ___ No; if yes, provide a summary of proposed measures to minimize and mitigate impacts to significant habitat:
WETLANDS, WATERWAYS, AND TIDELANDS SECTION

I. Thresholds / Permits
A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))?  Yes  No; if yes, specify, in quantitative terms:

B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**?  Yes  No; if yes, specify which permit: local Order of Conditions

C. If you answered "No" to both questions A and B, proceed to the Water Supply Section. If you answered "Yes" to either question A or question B, fill out the remainder of the Wetlands, Waterways, and Tidelands Section below.

II. Wetlands Impacts and Permits
A. Does the project require a new or amended Order of Conditions under the Wetlands Protection Act (M.G.L. c.131A)?  Yes  No; if yes, has a Notice of Intent been filed?  Yes  No; if yes, list the date and MassDEP file number: ______; if yes, has a local Order of Conditions been issued?  Yes  No; Was the Order of Conditions appealed?  Yes  No. Will the project require a Variance from the Wetlands regulations?  Yes  No.

B. Describe any proposed permanent or temporary impacts to wetland resource areas located on the project site:

On-site wetland boundaries were determined in spring 2014, and reviewed and approved by the Milton Conservation Commission pursuant to an Order of Resource Area Delineation ("ORAD") issued July 23, 2014. As depicted on the Project Plans (Attachment 5), no work is proposed in local, state or federal jurisdictional wetlands. Work will occur within the state and locally defined buffer zones, as well as the locally defined no disturbance zone, thus the need to file a Notice of Intent.

C. Estimate the extent and type of impact that the project will have on wetland resources, and indicate whether the impacts are temporary or permanent:

<table>
<thead>
<tr>
<th>Coastal Wetlands</th>
<th>Area (square feet) or Length (linear feet)</th>
<th>Temporary or Permanent Impact?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Under the Ocean</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Designated Port Areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coastal Beaches</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coastal Dunes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barrier Beaches</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coastal Banks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rocky Intertidal Shores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salt Marshes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Under Salt Ponds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Containing Shellfish</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fish Runs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Subject to Coastal Storm Flowage</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Inland Wetlands Bank (If)               |                                           |                               |
| Bordering Vegetated Wetlands           | 980 sf                                    | Temporary                     |
| Isolated Vegetated Wetlands            |                                           |                               |
| Land under Water                       |                                           |                               |
| Isolated Land Subject to Flooding      |                                           |                               |
| Bordering Land Subject to Flooding     |                                           |                               |
| Riverfront Area                         |                                           |                               |

- 11 -
D. Is any part of the project:
1. proposed as a limited project? ___ Yes X No; if yes, what is the area (in sf)?____
2. the construction or alteration of a dam? ___ Yes X No; if yes, describe:
3. fill or structure in a velocity zone or regulatory floodway? ___ Yes X No
4. dredging or disposal of dredged material? ___ Yes X No; if yes, describe the volume of dredged material and the proposed disposal site:
5. a discharge to an Outstanding Resource Water (ORW) or an Area of Critical Environmental Concern (ACEC)? ___ Yes X No
6. subject to a wetlands restriction order? ___ Yes X No; if yes, identify the area (in sf):
7. located in buffer zones? X Yes ___ No; if yes, how much (in sf) 260,000 sf

E. Will the project:
1. be subject to a local wetlands ordinance or bylaw? X Yes ___ No
2. alter any federally-protected wetlands not regulated under state law? ___ Yes X No; if yes, what is the area (sf)?

Wetlands on and adjacent to the project site were identified and delineated by New England Environmental Inc. ("NEE") on February 4 and April 22, 2014, pursuant to the Massachusetts Wetlands Protection Act and the Milton Wetlands Protection Bylaw. The following wetland resource areas were identified on, and adjacent to, the project site:
♦ Land Under Water
♦ Inland Bank
♦ Bordering Vegetated Wetlands
♦ Land Subject to Flooding
♦ Riverfront Area
♦ Isolated Vegetated Wetlands

No perennial water courses were identified within 200 feet of the parcel, thus there is no Riverfront Area extending onto the parcel; however, 200-foot Riverfront Area is located to the west of the project site. Wetland resources areas were reviewed by the Milton Conservation Commission pursuant to an Abbreviated Notice of Resource Area Delineation ("ANRAD") and boundaries presented herein were determined by the issuance of an Order of Resource Area Delineation ("ORAD") [MassDEP File No. 046-0470, issued July 23, 2014]

The Project has been designed to avoid impacts to wetland resource areas, and there will be no permanent direct impact to BVW. However, some work will occur within the 100-foot buffer zone to BVW in the western half of the site, including: roadway, drainage, utility, and associated grading, as well as house construction on Lots 1, 2 and 3. Portions of lots of proposed house footprints on Lots 5, 6 and 23 are also within 100-foot buffer zone.

Where construction occurs within the 100-foot buffer zone, disturbed areas will be seeded and mulched to stabilize soils and prevent erosion as soon as possible after construction is complete.

III. Waterways and Tidelands Impacts and Permits
A. Does the project site contain waterways or tidelands (including filled former tidelands) that are subject to the Waterways Act, M.G.L.c.91? ___ Yes X No; if yes, is there a current Chapter 91 License or Permit affecting the project site? ___ Yes ____ No; if yes, list the date and license or permit number and provide a copy of the historic map used to determine extent of filled tidelands:

B. Does the project require a new or modified license or permit under M.G.L.c.91? ___ Yes X No; if yes, how many acres of the project site subject to M.G.L.c.91 will be for non-water-dependent use? Current ____ Change ____ Total ____

If yes, how many square feet of solid fill or pile-supported structures (in sf)?
C. For non-water-dependent use projects, indicate the following:
Area of filled tidelands on the site:_________________
Area of filled tidelands covered by buildings:____________
For portions of site on filled tidelands, list ground floor uses and area of each use:

Does the project include new non-water-dependent uses located over flowed tidelands?  
Yes ___ No ___
Height of building on filled tidelands________________

Also show the following on a site plan: Mean High Water, Mean Low Water, Water-dependent Use Zone, location of uses within buildings on tidelands, and interior and exterior areas and facilities dedicated for public use, and historic high and historic low water marks.

D. Is the project located on landlocked tidelands?  ___ Yes ___ No; if yes, describe the project’s impact on the public’s right to access, use and enjoy jurisdictional tidelands and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

E. Is the project located in an area where low groundwater levels have been identified by a municipality or by a state or federal agency as a threat to building foundations?  ___ Yes ____ No; if yes, describe the project’s impact on groundwater levels and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

F. Is the project non-water-dependent and located on landlocked tidelands or waterways or tidelands subject to the Waterways Act and subject to a mandatory EIR? ___ Yes ___ No;  
(NO: If yes, then the project will be subject to Public Benefit Review and Determination.)

G. Does the project include dredging?  ___ Yes ___ No; if yes, answer the following questions:
What type of dredging? Improvement ___ Maintenance ___ Both _____
What is the proposed dredge volume, in cubic yards (cys)___________
What is the proposed dredge footprint _____ length (ft) ___ width (ft)____ depth (ft);
Will dredging impact the following resource areas?

Intertidal     Yes__      No__; if yes, ___ sq ft
Outstanding Resource Waters Yes__      No__; if yes, ___ sq ft
Other resource area (i.e. shellfish beds, eel grass beds)  Yes__    No__; if yes __ sq ft

If yes to any of the above, have you evaluated appropriate and practicable steps to: 1) avoidance; 2) if avoidance is not possible, minimization; 3) if either avoidance or minimize is not possible, mitigation?

If no to any of the above, what information or documentation was used to support this determination?

Provide a comprehensive analysis of practicable alternatives for improvement dredging in accordance with 314 CMR 9.07(1)(b). Physical and chemical data of the sediment shall be included in the comprehensive analysis.

Sediment Characterization
Existing gradation analysis results?  ___Yes ___No; if yes, provide results.
Existing chemical results for parameters listed in 314 CMR 9.07(2)(b)6? ___Yes ____No; if yes, provide results.

Do you have sufficient information to evaluate feasibility of the following management options for dredged sediment? If yes, check the appropriate option.
Beach Nourishment ___
Unconfined Ocean Disposal ___
Confined Disposal:
    Confined Aquatic Disposal (CAD) ___
    Confined Disposal Facility (CDF) ___
Landfill Reuse in accordance with COMM-97-001 ___
Shoreline Placement ___
Upland Material Reuse____
In-State landfill disposal____
Out-of-state landfill disposal ____
(NOTE: This information is required for a 401 Water Quality Certification.)

IV. Consistency:
A. Does the project have effects on the coastal resources or uses, and/or is the project located
within the Coastal Zone? ___ Yes  X No; if yes, describe these effects and the project's consistency
with the policies of the Office of Coastal Zone Management:

B. Is the project located within an area subject to a Municipal Harbor Plan? ___ Yes  X No; if yes,
identify the Municipal Harbor Plan and describe the project's consistency with that plan:
WATER SUPPLY SECTION

I. Thresholds / Permits
A. Will the project meet or exceed any review thresholds related to water supply (see 301 CMR 11.03(4))? ___ Yes ___ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to water supply? ___ Yes ___ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the Wastewater Section. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

II. Impacts and Permits
A. Describe, in gallons per day (gpd), the volume and source of water use for existing and proposed activities at the project site:

<table>
<thead>
<tr>
<th>Source</th>
<th>Existing</th>
<th>Change</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal or regional water supply</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Withdrawal from groundwater</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Withdrawal from surface water</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interbasin transfer</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(NOTE: Interbasin Transfer approval will be required if the basin and community where the proposed water supply source is located is different from the basin and community where the wastewater from the source will be discharged.)

B. If the source is a municipal or regional supply, has the municipality or region indicated that there is adequate capacity in the system to accommodate the project? ___ Yes ___ No

C. If the project involves a new or expanded withdrawal from a groundwater or surface water source, has a pumping test been conducted? ___ Yes ___ No; if yes, attach a map of the drilling sites and a summary of the alternatives considered and the results. ______________

D. What is the currently permitted withdrawal at the proposed water supply source (in gallons per day)? _____ Will the project require an increase in that withdrawal? ___ Yes ___ No; if yes, then how much of an increase (gpd)? ____________________

E. Does the project site currently contain a water supply well, a drinking water treatment facility, water main, or other water supply facility, or will the project involve construction of a new facility? ___ Yes ___ No. If yes, describe existing and proposed water supply facilities at the project site:

<table>
<thead>
<tr>
<th>Capacity</th>
<th>Permitted Flow</th>
<th>Existing Avg Daily Flow</th>
<th>Project Flow</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>capacity of water supply well(s)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capacity of water treatment plant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

F. If the project involves a new interbasin transfer of water, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or proposed?

G. Does the project involve:
   1. new water service by the Massachusetts Water Resources Authority or other agency of the Commonwealth to a municipality or water district? ___ Yes ___ No
   2. a Watershed Protection Act variance? ___ Yes ___ No; if yes, how many acres of alteration?
   3. a non-bridged stream crossing 1,000 or less feet upstream of a public surface drinking water supply for purpose of forest harvesting activities? ___ Yes ___ No
III. Consistency

Describe the project's consistency with water conservation plans or other plans to enhance water resources, quality, facilities and services:
WASTEWATER SECTION

I. Thresholds / Permits
   A. Will the project meet or exceed any review thresholds related to wastewater (see 301 CMR 11.03(5))? ___ Yes X No; if yes, specify, in quantitative terms:

   B. Does the project require any state permits related to wastewater? ___ Yes X No; if yes, specify which permit:

   C. If you answered "No" to both questions A and B, proceed to the Transportation -- Traffic Generation Section. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

II. Impacts and Permits
   A. Describe the volume (in gallons per day) and type of disposal of wastewater generation for existing and proposed activities at the project site (calculate according to 310 CMR 15.00 for septic systems or 314 CMR 7.00 for sewer systems):

      | Existing | Change | Total |
      |----------|--------|-------|
      | Discharge of sanitary wastewater |          |       |
      | Discharge of industrial wastewater |        |       |
      | TOTAL    |        |       |

      | Existing | Change | Total |
      |----------|--------|-------|
      | Discharge to groundwater |          |       |
      | Discharge to outstanding resource water |      |       |
      | Discharge to surface water |         |       |
      | Discharge to municipal or regional wastewater facility |    |       |
      | TOTAL    |        |       |

   B. Is the existing collection system at or near its capacity? ___ Yes ___ No; if yes, then describe the measures to be undertaken to accommodate the project’s wastewater flows:

   C. Is the existing wastewater disposal facility at or near its permitted capacity? ___ Yes ___ No; if yes, then describe the measures to be undertaken to accommodate the project’s wastewater flows:

   D. Does the project site currently contain a wastewater treatment facility, sewer main, or other wastewater disposal facility, or will the project involve construction of a new facility? ___ Yes ___ No; if yes, describe as follows:

      | Permitted | Existing Avg Daily Flow | Project Flow | Total |
      |-----------|-------------------------|--------------|-------|
      | Wastewater treatment plant capacity (in gallons per day) |        |       |

   E. If the project requires an interbasin transfer of wastewater, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or new?

      (NOTE: Interbasin Transfer approval may be needed if the basin and community where wastewater will be discharged is different from the basin and community where the source of water supply is located.)
F. Does the project involve new sewer service by the Massachusetts Water Resources Authority (MWRA) or other Agency of the Commonwealth to a municipality or sewer district? ___ Yes ___ No

G. Is there an existing facility, or is a new facility proposed at the project site for the storage, treatment, processing, combustion or disposal of sewage sludge, sludge ash, grit, screenings, wastewater reuse (gray water) or other sewage residual materials? ___ Yes ___ No; if yes, what is the capacity (tons per day):

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Change</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Treatment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Processing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Combustion</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disposal</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

H. Describe the water conservation measures to be undertaken by the project, and other wastewater mitigation, such as infiltration and inflow removal.

III. Consistency
A. Describe measures that the proponent will take to comply with applicable state, regional, and local plans and policies related to wastewater management:

B. If the project requires a sewer extension permit, is that extension included in a comprehensive wastewater management plan? ___ Yes ___ No; if yes, indicate the EEA number for the plan and whether the project site is within a sewer service area recommended or approved in that plan:
TRANSPORTATION SECTION (TRAFFIC GENERATION)

I. Thresholds / Permit
   A. Will the project meet or exceed any review thresholds related to traffic generation (see 301 CMR 11.03(6))? Yes X No; if yes, specify, in quantitative terms:

   B. Does the project require any state permits related to state-controlled roadways? Yes X No; if yes, specify which permit: DCR Permit for Construction and/or Associated Access to DCR Park Lands and Roadways

   C. If you answered "No" to both questions A and B, proceed to the Roadways and Other Transportation Facilities Section. If you answered "Yes" to either question A or question B, fill out the remainder of the Traffic Generation Section below.

II. Traffic Impacts and Permits
   A. Describe existing and proposed vehicular traffic generated by activities at the project site:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Change</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of parking spaces</td>
<td>2</td>
<td>113</td>
<td>115</td>
</tr>
<tr>
<td>Number of vehicle trips per day</td>
<td>10</td>
<td>208</td>
<td>218</td>
</tr>
</tbody>
</table>

   ITE Land Use Code(s):

   Existing: LUC 210 (Single Family Detached Housing) applied to 1 unit with 2 driveway parking spaces.
   Proposed: LUC 210 (Single Family Detached Housing) applied to 23 units with 3 garage spaces and 2 driveway spaces per unit.

   B. What is the estimated average daily traffic on roadways serving the site?

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Existing</th>
<th>Change</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Unquity Road-north of the site</td>
<td>10,830 +/-</td>
<td>156</td>
<td>10,986 +/-</td>
</tr>
<tr>
<td>2. Unquity Road-south of the site</td>
<td>10,830 +/-</td>
<td>52</td>
<td>10,882 +/-</td>
</tr>
</tbody>
</table>

   C. If applicable, describe proposed mitigation measures on state-controlled roadways that the project proponent will implement: The Project does not require any mitigation measures on state-controlled roadways.

   D. How will the project implement and/or promote the use of transit, pedestrian and bicycle facilities and services to provide access to and from the project site? There are no transit facilities, bike facilities or pedestrian accommodations along Unquity Road within the study area. None are proposed as part of the project.

   E. Is there a Transportation Management Association (TMA) that provides transportation demand management (TDM) services in the area of the project site? Yes X No; if yes, describe if and how will the project will participate in the TMA: There are no TMA services in the area of the Project site.

   F. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation facilities? Yes X No; if yes, generally describe:

   G. If the project will penetrate approach airspace of a nearby airport, has the proponent filed a Massachusetts Aeronautics Commission Airspace Review Form (780 CMR 111.7) and a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) (CFR Title 14 Part 77.13, forms 7460-1 and 7460-2)? The Project will not penetrate approach airspace of any airports.
III. Consistency

Describe measures that the proponent will take to comply with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services: The Proponent will continue to work with the Town of Milton and the DCR with respect to site plan approval and a Vehicular Access Permit. The Project will have very minor traffic impacts that requires a single means of access/egress to Unquity Road and which does not necessitate separate bicycle and pedestrian accommodations.
TRANSPORTATION SECTION (ROADWAYS AND OTHER TRANSPORTATION FACILITIES)

I. Thresholds
   A. Will the project meet or exceed any review thresholds related to roadways or other transportation facilities (see 301 CMR 11.03(6))?  X Yes ___ No; if yes, specify, in quantitative terms:

   B. Does the project require any state permits related to roadways or other transportation facilities?  X Yes ___ No; if yes, specify which permit: DCR Permit for Construction and/or Associated Access to DCR Park Lands and Roadways

   C. If you answered "No" to both questions A and B, proceed to the Energy Section. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

II. Transportation Facility Impacts
   A. Describe existing and proposed transportation facilities in the immediate vicinity of the project site:

   B. Will the project involve any
      1. Alteration of bank or terrain (in linear feet)?    ____________
      2. Cutting of living public shade trees (number)?    _____67_____
      3. Elimination of stone wall (in linear feet)?   ____________

III. Consistency -- Describe the project's consistency with other federal, state, regional, and local plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services, including consistency with the applicable regional transportation plan and the Transportation Improvements Plan (TIP), the State Bicycle Plan, and the State Pedestrian Plan:

   The Proponent will continue to work with the Town of Milton and the DCR with respect to site plan approval and a Vehicular Access Permit. The Project will have very minor traffic impacts that requires a single means of access/egress to Unquity Road and which does not necessitate separate bicycle and pedestrian accommodations.
ENERGY SECTION

I. Thresholds / Permits
   A. Will the project meet or exceed any review thresholds related to energy (see 301 CMR 11.03(7))? ___ Yes X No; if yes, specify, in quantitative terms:

   B. Does the project require any state permits related to energy? ___ Yes X No; if yes, specify which permit:

   C. If you answered "No" to both questions A and B, proceed to the Air Quality Section. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.

II. Impacts and Permits
   A. Describe existing and proposed energy generation and transmission facilities at the project site:
      
      | Existing | Change | Total |
      |----------|--------|-------|
      | Capacity of electric generating facility (megawatts) | ________ | ________ | ________ |
      | Length of fuel line (in miles) | ________ | ________ | ________ |
      | Length of transmission lines (in miles) | ________ | ________ | ________ |
      | Capacity of transmission lines (in kilovolts) | ________ | ________ | ________ |

   B. If the project involves construction or expansion of an electric generating facility, what are:
      1. the facility's current and proposed fuel source(s)?
      2. the facility's current and proposed cooling source(s)?

   C. If the project involves construction of an electrical transmission line, will it be located on a new, unused, or abandoned right of way? ___Yes ___No; if yes, please describe:

   D. Describe the project's other impacts on energy facilities and services:

III. Consistency
   Describe the project's consistency with state, municipal, regional, and federal plans and policies for enhancing energy facilities and services:
AIR QUALITY SECTION

I. Thresholds
   A. Will the project meet or exceed any review thresholds related to air quality (see 301 CMR 11.03(8))?  ___ Yes X No; if yes, specify, in quantitative terms:

   B. Does the project require any state permits related to air quality?  ___ Yes X No; if yes, specify which permit:
      Quality Section below.
   C. If you answered "No" to both questions A and B, proceed to the Solid and Hazardous Waste Section. If you answered "Yes" to either question A or question B, fill out the remainder of the Air

II. Impacts and Permits
   A. Does the project involve construction or modification of a major stationary source (see 310 CMR 7.00, Appendix A)?  ___ Yes ___ No; if yes, describe existing and proposed emissions (in tons per day) of:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Change</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Particulate matter</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carbon monoxide</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sulfur dioxide</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Volatile organic compounds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oxides of nitrogen</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lead</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any hazardous air pollutant</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carbon dioxide</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   B. Describe the project's other impacts on air resources and air quality, including noise impacts:

III. Consistency
   A. Describe the project's consistency with the State Implementation Plan:

   B. Describe measures that the proponent will take to comply with other federal, state, regional, and local plans and policies related to air resources and air quality:
SOLID AND HAZARDOUS WASTE SECTION

I. Thresholds / Permits
   A. Will the project meet or exceed any review thresholds related to solid or hazardous waste (see 301 CMR 11.03(9))? ___ Yes X No; if yes, specify, in quantitative terms:

   B. Does the project require any state permits related to solid and hazardous waste? ___ Yes X No; if yes, specify which permit:

   C. If you answered "No" to both questions A and B, proceed to the Historical and Archaeological Resources Section. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

II. Impacts and Permits
   A. Is there any current or proposed facility at the project site for the storage, treatment, processing, combustion or disposal of solid waste? ___ Yes ___ No; if yes, what is the volume (in tons per day) of the capacity:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Change</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Treatment, processing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Combustion</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disposal</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   B. Is there any current or proposed facility at the project site for the storage, recycling, treatment or disposal of hazardous waste? ___ Yes X No; if yes, what is the volume (in tons or gallons per day) of the capacity:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Change</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recycling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Treatment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disposal</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   C. If the project will generate solid waste (for example, during demolition or construction), describe alternatives considered for re-use, recycling, and disposal:

   D. If the project involves demolition, do any buildings to be demolished contain asbestos? ___ Yes ___ No

   E. Describe the project's other solid and hazardous waste impacts (including indirect impacts):

III. Consistency
    Describe measures that the proponent will take to comply with the State Solid Waste Master Plan:
HISTORICAL AND ARCHAEOLOGICAL RESOURCES SECTION

I. Thresholds / Impacts
A. Have you consulted with the Massachusetts Historical Commission? X Yes ___ No; if yes, attach correspondence. For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources? ____ Yes ____ No; if yes, attach correspondence. See Attachment 8 for the Massachusetts Historical Commission Correspondence letter.

B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? X Yes ___ No; if yes, does the project involve the demolition of all or any exterior part of such historic structure? X Yes ___ No; if yes, please describe: The proposed development will involve the demolition the demolition of the Wood Loading Platforms (MLT. 946) within MLT.S.

C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? X Yes ___ No; if yes, does the project involve the destruction of all or any part of such archaeological site? X Yes ___ No; if yes, please describe: The proposed project involves the construction of a new residential development including road and utilities on portions of MLT.10. Some extant site features will be affected as a result of the development. An archaeological intensive survey under state permit has already been conducted.

D. If you answered "No" to all parts of both questions A, B and C, proceed to the Attachments and Certifications Sections. If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

II. Impacts
Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources:

The proposed development will involve the subdivision of the existing Milton Poor Farm MLT.S / MLT.10. The proposed division of the property will allow for the Town of Milton to retain all of the existing historic buildings on site on a proposed town-owned four acre parcel of land. All of the existing historic buildings are already within this proposed four acre parcel with the exception of the Pest House (MLT.193). The Pest House will be relocated from its present site to a new location within the four acre parcel to the north of the ca. 1980 Milton Animal Shelter building within Agricultural Field #2 (MLT. 950) thereby preserving the building.

Whole or portions of extant site features and structures including the Wood Loading Platforms (MLT. 946), Stone Walls (MLT. 947), Agricultural Field #1 (MLT. 949), Stable Pasture (MLT.951), Orchard (MLT.952) and Wood Lot (MLT.953) will be part of the new residential subdivision.

The Wood Loading Platforms will be removed as part of the proposed development. An archaeological intensive survey of the property conducted by Archaeological and Historical Services Inc. concluded that the Wood Loading Platforms are not deliberately constructed historic structures, but are in fact stone piles resulting from the deposition of stone removed from the agricultural fields to facilitate plowing.

Portions of the existing Stone Walls will be relocated as part of the construction of the proposed residential development.
III. Consistency
Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources:

The Project is under review by the Massachusetts Historical Commission through State Register Review under 950 CMR 71. Additionally, an archaeological intensive survey under state permit has been conducted. Potential effects, if any, to listed or eligible historic and archaeological resources will be avoided or mitigated in compliance with MHC regulations and policies. The applicant has already demonstrated a commitment to avoid or minimize affects to historic resources by working with the Town of Milton to preserve all of the existing historic buildings on site under Town ownership. Affects to some of the existing site features will also be avoided. Those remaining features and structures proposed to be affected by the development are unable to be avoided.

The Applicant proposes to enter into a Memorandum of Agreement with the Massachusetts Historical Commission in order to mitigate potential affects to historic resources. The Applicant proposes to relocate the Pest House to within the proposed four acre Town of Milton owned property thereby preserving the building. The applicant proposes to document the Stone Walls prior to the relocation of portions of them. Additionally, the applicant proposes that data collected from the archaeological intensive survey already conducted will be provided to the Massachusetts Historical Commission for inclusion in its library of Archaeological Survey and Mitigation Reports to be made available for future researchers.
CERTIFICATIONS:

1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

   (Name) Boston Herald  (Date) June 15, 2016

2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

Signatures:

Date: ___________________________ Date: ___________________________
Signature of Responsible Officer of Proponent Signature of person preparing NPC (if different from above)

Mark Mastroianni David Hewett
Name (print or type) Name (print or type)
Pulte Homes of New England Epsilon Associates, Inc.
Firm/Agency Firm/Agency
115 Flanders Road, Suite 200 3 Clock Tower Place, Suite 250
Street Street
Westborough, MA 01581 Maynard, MA 01754
Municipality/State/Zip Municipality/State/Zip
(508) 870-9999 (978) 897-7100
Phone Phone
### List of Attachments

<table>
<thead>
<tr>
<th>Attachment</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attachment 2a</td>
<td>USGS Locus</td>
</tr>
<tr>
<td>Attachment 2b</td>
<td>Aerial Locus</td>
</tr>
<tr>
<td>Attachment 3</td>
<td>Existing Conditions Site Plan</td>
</tr>
<tr>
<td>Attachment 4</td>
<td>GIS Environmental Constraints Map</td>
</tr>
<tr>
<td>Attachment 5</td>
<td>Proposed Conditions Site Plan</td>
</tr>
<tr>
<td>Attachment 6</td>
<td>Circulation List</td>
</tr>
<tr>
<td>Attachment 7</td>
<td>List of Municipal and Federal Permits</td>
</tr>
<tr>
<td>Attachment 8</td>
<td>MHC Correspondence Letter</td>
</tr>
</tbody>
</table>
Milton Woods, Milton, Massachusetts

LEGEND

- Project Parcel (Level 3 Assessors' Parcels, MassGIS)
- Section to be Retained by the Town

Scale 1:24,000
1 inch = 2,000 feet

Basemap: 1985/1987 USGS Quadrangles, MassGIS
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matthew A. Beaton, Secretary</td>
<td>Executive Office of Energy and Environmental Affairs</td>
</tr>
<tr>
<td>Attn: MEPA Office</td>
<td>100 Cambridge Street, Suite 900</td>
</tr>
<tr>
<td>Boston, MA 02114</td>
<td></td>
</tr>
<tr>
<td>Department of Environmental Protection</td>
<td>Attn: Environmental Affairs Coordinator</td>
</tr>
<tr>
<td>Attn: Commissioner’s Office/MEPA Coordinator</td>
<td>100 Cambridge Street, Suite 900</td>
</tr>
<tr>
<td>Boston, MA 02114</td>
<td></td>
</tr>
<tr>
<td>Department of Environmental Protection</td>
<td>Attn: Commissioner’s Office/MEPA Coordinator</td>
</tr>
<tr>
<td>Northeast Regional Office</td>
<td>100 Cambridge Street, Suite 900</td>
</tr>
<tr>
<td>Attn: MEPA Coordinator</td>
<td>100 Cambridge Street, Suite 900</td>
</tr>
<tr>
<td>Boston, MA 02114</td>
<td></td>
</tr>
<tr>
<td>Department of Environmental Protection</td>
<td>Attn: Eta Coordinator</td>
</tr>
<tr>
<td>Attn: MEPA Coordinator</td>
<td>205B Lowell Street</td>
</tr>
<tr>
<td>Wilmington, MA 01887</td>
<td></td>
</tr>
<tr>
<td>Massachusetts Department of Transportation</td>
<td>Attn: MEPA Coordinator</td>
</tr>
<tr>
<td>Public/Private Development Unit</td>
<td>1 Rabbit Hill Road</td>
</tr>
<tr>
<td>1 Rabbit Hill Road</td>
<td></td>
</tr>
<tr>
<td>Westborough, MA 01581</td>
<td></td>
</tr>
<tr>
<td>Massachusetts Department of Transportation</td>
<td>Attn: MEPA Coordinator</td>
</tr>
<tr>
<td>Public/Private Development Unit</td>
<td>1 Rabbit Hill Road</td>
</tr>
<tr>
<td>1 Rabbit Hill Road</td>
<td></td>
</tr>
<tr>
<td>Westborough, MA 01581</td>
<td></td>
</tr>
<tr>
<td>Metropolitan Area Planning Council</td>
<td>Attn: MEPA Coordinator</td>
</tr>
<tr>
<td>60 Temple Place, 6th Floor</td>
<td>1 Rabbit Hill Road</td>
</tr>
<tr>
<td>Boston, MA 02111</td>
<td></td>
</tr>
<tr>
<td>Metropolitan Area Planning Council</td>
<td>Attn: MEPA Coordinator</td>
</tr>
<tr>
<td>60 Temple Place, 6th Floor</td>
<td>1 Rabbit Hill Road</td>
</tr>
<tr>
<td>Boston, MA 02111</td>
<td></td>
</tr>
<tr>
<td>Division of Energy Resources</td>
<td>Attn: MEPA Coordinator</td>
</tr>
<tr>
<td>100 Cambridge Street, 10th floor</td>
<td>1 Rabbit Hill Road</td>
</tr>
<tr>
<td>Boston, MA 02114</td>
<td></td>
</tr>
<tr>
<td>Division of Energy Resources</td>
<td>Attn: MEPA Coordinator</td>
</tr>
<tr>
<td>476 Canton Avenue</td>
<td></td>
</tr>
<tr>
<td>Milton, MA 02186</td>
<td></td>
</tr>
<tr>
<td>Natural Heritage &amp; Endangered Species Program</td>
<td></td>
</tr>
<tr>
<td>Division of Fisheries &amp; Wildlife</td>
<td></td>
</tr>
<tr>
<td>1 Rabbit Hill Road</td>
<td></td>
</tr>
<tr>
<td>Westborough, MA 01581</td>
<td></td>
</tr>
<tr>
<td>Massachusetts Water Resource Authority</td>
<td></td>
</tr>
<tr>
<td>Attn: MEPA Coordinator</td>
<td></td>
</tr>
<tr>
<td>100 First Avenue</td>
<td></td>
</tr>
<tr>
<td>Charlestown Navy Yard</td>
<td></td>
</tr>
<tr>
<td>Boston, MA 02129</td>
<td></td>
</tr>
<tr>
<td>Department of Conservation and Recreation</td>
<td></td>
</tr>
<tr>
<td>Attn: MEPA Coordinator</td>
<td></td>
</tr>
<tr>
<td>251 Causeway Street, Suite 600</td>
<td></td>
</tr>
<tr>
<td>Boston, MA 02114</td>
<td></td>
</tr>
<tr>
<td>Milton Board of Selectman</td>
<td></td>
</tr>
<tr>
<td>Milton Town Hall</td>
<td></td>
</tr>
<tr>
<td>525 Canton Avenue</td>
<td></td>
</tr>
<tr>
<td>Milton, MA 02186</td>
<td></td>
</tr>
<tr>
<td>Milton Planning Board</td>
<td></td>
</tr>
<tr>
<td>Milton Town Hall</td>
<td></td>
</tr>
<tr>
<td>525 Canton Avenue</td>
<td></td>
</tr>
<tr>
<td>Milton, MA 02186</td>
<td></td>
</tr>
<tr>
<td>Milton Conservation Commission</td>
<td></td>
</tr>
<tr>
<td>Milton Town Hall</td>
<td></td>
</tr>
<tr>
<td>525 Canton Avenue</td>
<td></td>
</tr>
<tr>
<td>Milton, MA 02186</td>
<td></td>
</tr>
<tr>
<td>Milton Board of Health</td>
<td></td>
</tr>
<tr>
<td>Milton Town Hall</td>
<td></td>
</tr>
<tr>
<td>525 Canton Avenue</td>
<td></td>
</tr>
<tr>
<td>Milton, MA 02186</td>
<td></td>
</tr>
<tr>
<td>Milton Public Library</td>
<td></td>
</tr>
<tr>
<td>476 Canton Avenue</td>
<td></td>
</tr>
<tr>
<td>Milton, MA 02186</td>
<td></td>
</tr>
</tbody>
</table>
ATTACHMENT 7  LIST OF FEDERAL AND LOCAL PERMITS

Federal
Environmental Protection Agency - NPDES Approvals

State
Department of Conservation and Recreation Permit for Construction and/or Associated Access to DCR Park Lands and Roadways

Milton
Planning Board – Special Permit Approval
Conservation Commission – Order of Conditions
May 20, 2014

James Bernardino
Bohler Engineering
352 Turnpike Rd
Southborough MA 01772

RE: Town Farm Subdivision, 175 Governor Stoughton Lane, Milton, MA; MHC #RC.55923

Dear Mr. Bernardino:

Thank you for submitting a Project Notification Form (PNF) for the project referenced above, which was received at this office on April 24, 2014. The staff of the Massachusetts Historical Commission (MHC) have reviewed the information submitted and have the following comments.

The PNF indicates that the project, proposed by Pulte Homes of New England, consists of the construction of 24 single-family homes, including a roadway, utilities, and stormwater management infrastructure. The Milton Poor Farm - Town Farm is located within the boundaries of this project.

Review of the MHC’s *Inventory of Historic and Archaeological Assets of the Commonwealth* indicates that the Milton Poor Farm - Town Farm is included in the Inventory (MLT.S). The Milton Poor Farm - Town Farm (MLT.S) includes the following historic properties:

MLT.192 Milton Poor Farm - Men’s Almshouse
MLT.193 Milton Poor Farm Pest House
MLT.218 Milton Poor Farm Main Building
MLT.704 Milton Poor Farm Stable
MLT.705 Milton Poor Farm Animal Shelter
MLT.946 Milton Poor Farm Wood Loading Platforms
MLT.947 Milton Poor Farm Stone Walls
MLT.948 Milton Poor Farm Entrance Bound Stone
MLT.949 Milton Poor Farm Agricultural Field #1
MLT.950 Milton Poor Farm Agricultural Field #2
MLT.951 Milton Poor Farm Stable Pasture
MLT.952 Milton Poor Farm Orchard
MLT.953 Milton Poor Farm Wood Lot

MIIC staff have previously offered an opinion that the Milton Poor Farm-Town Farm, including the historic properties listed above, meets Criteria A and C of the Criteria of Eligibility (36 CFR Part 60) for listing in the National Register of Historic Places at the local level of significance. The historic Milton Poor Farm is not listed in the State Register of Historic Places. The historic Milton Poor Farm was included in Preservation Massachusetts’ Most Endangered Historic Resources list in 2009.

The project requires an access permit from the Massachusetts Department of Conservation and Recreation (DCR). Pursuant to M.G.L. Chapter 9, section 26 and 950 CMR 71.07(2)(c)), the MHC encourages the DCR and the project proponent to consult with the MHC to eliminate, minimize, or mitigate adverse effects to historic resources within the boundaries of the project.

The PNF indicates that it is anticipated that the existing Milton Town Farm Pest House (MLT.193), included in the MHC’s Inventory of Historic Assets of the Commonwealth, will be demolished and/or relocated.

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.sec.state.ma.us/mhc
The location of the proposed development also includes the Milton Poor Farm Wood Lot (MLT. 953), Stone Walls (MLT.947), and Wood Loading Platforms (MLT.946). New construction within the Wood Lot, demolition or relocation of the Pest House, and demolition of the Stone Walls and Wood Loading Platforms would have an “adverse effect” (950 CMR 71.05(a)) on the historic property. Redesigning the project to avoid and protect the Pest House, the Stone Walls, and Wood Loading Platforms in their current location would avoid adverse effects to Milton Poor Farm – Town Farm. Adequately documenting and then relocating the Pest House within the Milton Poor Farm - Town Farm would assist to minimize and mitigate adverse effects to the Milton Poor Farm – Town Farm. Adequately documenting the Stone Walls and Wood Loading Platforms prior to the proposed construction would assist to mitigate adverse effects to the Milton Poor Farm – Town Farm.

Please provide the MHC with clarification regarding whether the Pest House, Stone Walls, and Wood Loading Platforms will be demolished. If the Pest House will be relocated, please provide a USGS locus map and a plan showing its proposed location in relation to the other buildings in the Milton Poor Farm – Town Farm.

The project proponent should be aware that demolition of a property included in the MHC’s Inventory of Historic Assets of the Commonwealth requires filing an Environmental Notification Form (301 CMR 11.03(10)), unless the MHC makes a determination of “no adverse effect,” or consultation with MHC to minimize or mitigate adverse effects results in a Memorandum of Agreement subject to public notice and comment.

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C, (950 CMR 71) and MEPA (301 CMR 11). Please contact Elizabeth Sherva, Preservation Planner, if you have any questions.

Sincerely,

Berna Simon
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

xc: Pulte Homes of New England c/o Bohler Engineering
Secretary Richard K. Sullivan, Jr., EEA, attn. MEPA office
Patrice Kish, DCR
James W. Igoe, Preservation Massachusetts
Milton Conservation Commission
Milton Historical Commission