STATEMENT OF DEVELOPMENT EFFECT MILTON WOODS, UNQUITY ROAD MILTON, MA

Physical Environment

Milton Woods is a proposed open space residential development of 23 homes on a 29.7 acre tract of land shown as Map K, block 6 located between Unquity Road and Governor Stoughton Lane. Currently the parcel to be developed is part of the 33.7 acre tract of land currently owned by the Town of Milton, acting by its Board of Selectmen as Trustees under the Will of William Stoughton("Owner"). Approximately 4 acres at the northeast corner of the site are to be retained by the Owner. The lot to be retained by the Town is improved with two 2 story wood frame dwellings, a wood framed barn and a one 1 story wood frame building which is being used as the current Milton Animal Shelter. Access to this portion of the site is via a paved driveway from Governor Stoughton Road. It is planned to create a separate lot to encompass these improvements to be retained by the Owner and thereby preserving the historical value associated with the site.

There is also a one story wood frame dwelling known as the Pest House located in the southeastern portion of the site which is accessed from a gravel drive coming off of the paved driveway from Governor Stoughton Lane which will be relocated to the 4 acre lot being retained by the Owner. The remainder of the site is generally wooded with wetland areas in the western portion of the parcel. The topography is generally flat to moderately sloped in the eastern portions of the site with steeper slopes found around the wetland areas on the remainder of the property. There are no established open space links or any unusual geologic, scenic features or indigenous wildlife.

The project parcel is surrounded by existing residential development to the North East and South. Thus the proposal to construct 23 single family residential homes is consistent with the surrounding land uses. The proposal is also consistent with the Town’s Master Plan in that it includes a sidewalk for pedestrian access, extensive streetscape tree planting, protected open space to abutting properties and access to the bicycle lane along Unquity Road.

Surface Water and Wetlands

On July 23, 2014, the Milton Conservation Commission issued an Order of Resource Area Delineation (ORAD) certifying the location of the wetland areas on the site. As such we have definitive location of the onsite resources which will be protected from any alteration by conforming to the required buffers and adhering to the State and local performance standards associated with wetland protection. The only deviation from conforming to the local buffer requirements is a small portion of stormwater basin 1 will encroach into the 25 foot buffer of wetland along Unquity Road.

The underlying soils on site as identified by the National Resources Conservation Service (NRCS) Soil Survey for the area are predominately as Canton fine sandy loam with a pocket of Ridgebury fine sandy loam and another pocket of Whitman fine sandy loam. The pockets of Ridgebury and Whitman soils are located in the area of the larger wetlands located on site where no development is proposed. The remaining soils on the site which are classified as Canton, do not pose any unusual limitation to the proposed project development.
Existing stormwater runoff from the site flows overland towards 6 points referred in the Stormwater Management Report as Study Points 1 through 6. Study Point #1 (SP 1) is a headwall located near the traveled way of Unquity Road adjacent to the site with a culvert that conveys stormwater under Unquity Road. Study Point #2 (SP 2) is headwall located near the traveled way of Unquity Road to the northwest of the site that also has a culvert that conveys stormwater under Unquity Road; Study Point #3 (SP 3) is the wetlands delineated as the “A” and “B” series; Study Point #4 (SP 4) is located at the northwest corner of the site; Study Point #5 (SP 5) is located at the northeast boundary of the parcel at the boundary between land now or formerly of Mulligan, aka Assessor’s Parcel Section K, Block 5 Lot 15 and Study Point #6 (SP 6) is located at the southeast boundary of the parcel at the rear of the homes fronting on Countryside Lane. Detailed information regarding the surface drainage flows to each study point for both the pre and post developed conditions and methods used to return water to the soil are included in the Stormwater Management Report.

During construction all wetlands, areas of all existing vegetation to be preserved and adjacent properties will be protected from any alteration by installing erosion controls around all areas to be protected and at the proposed limits of work. The type of erosion controls to be employed will be as required by the Milton Conservation Commission pursuant to a Notice of Intent to be filed for the project. Typically erosion control barriers are straw wattles, silt fence, silt socks or a combination of these various devices. One small area of approximately 600 sf of bordering vegetated wetland will be temporarily altered for the connection of Milton Woods water and sewer mains to the existing water and sewer mains that are present in an easement through the project site from Countryside Lane to Unquity Road. That alteration will be temporary and will be restored in place. The detailed methods of alteration and restoration will be as approved by the Milton Conservation Commission.

In addition to filing a Notice of Intent and obtaining Order of Conditions from the Milton Conservation Commission detailing the methods to be employed to protect all resource areas and adjacent properties, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared as required by the EPA, National Pollution Discharge Elimination System (NPDES) which is administered by the EPA. The SWPPP further details methods to prevent erosion including dust control.

The slope of proposed grading has been limited to a maximum of 2 feet horizontal to 1 foot vertical and all exposed slopes will be covered with topsoil and hydro seeded to prevent erosion within the maximum of 14 days, as required by the NPDES. If any slopes steeper than 2 feet horizontal to 1 foot vertical are necessary, additional slope stabilization methods such as jute netting, sodding, riprap, etc. will be employed to ensure slope stabilization. In addition to protecting all wetland/resource area from activities proposed in the wetland buffers, no direct alteration of any wetland other than the temporary alteration required for the water and sewer main, as detailed above, are proposed.
Anytime vegetation is removed and replaced with impervious surfaces and increase in stormwater will be generated which requires mitigation for peak rate, water quality and loss of recharging into the ground. To insure conformance to those standards we have subdivided the site into 6 study points for pre and post development stormwater analysis and design. All potential increases in peak rate of stormwater runoff and loss of stormwater recharge are being mitigated by the implantation of 6 stormwater management areas, and the installation of proprietary stormwater quality units.

**Sewage Disposal**

The proposed dwellings are proposed to be served by a gravity sewer system that will tie in to the existing municipal sewer system on Countryside Lane and Governor Stoughton Lane.

**Town Services**

The existing streets will operate below capacity as demonstrated in the Traffic Impact Assessment that has been conducted by MDM Transportation Consultants, Inc.

The addition of 23 homes in an area already surrounded by residential properties will not require any increase in police and fire protection services or any measurable increase in public works department services.

**Overall Impact**

Overall impact from the project is anticipated to be insignificant from both the positive and negative perspective. With no measurable impact to the police, fire and public works systems, the only significant measureable impact would be the cost associated with the introduction of approximately 25 to 30 school age children into the public education system. However, that cost will be essentially offset by new tax revenue of $388,000 to be generated by the proposed 23 single family homes.

As mentioned above, the Owner of this land is the Town of Milton, acting by its Board of Selectmen as Trustees under the Will of William Stoughton. The Trustees will be able to use the funds generated from the sale of the land to benefit the poor of Milton however the Trustees see fit. Currently the property is underutilized for its intended purpose.