



Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Stephanie Pollack, MassDOT Secretary & CEO

massDOT
Massachusetts Department of Transportation

January 15, 2019

Matthew Beaton, Secretary
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114-2150

RE: Milton: Wolcott Woods – Great Estate Planned Unit Development – ENF
(EEA #15962)

ATTN: MEPA Unit
Purvi Patel

Dear Secretary Beaton:

On behalf of the Massachusetts Department of Transportation, I am submitting comments regarding the proposed Wolcott Woods – Great Estate Planned Unit Development project in Milton, as prepared by the Office of Transportation Planning. If you have any questions regarding these comments, please contact J. Lionel Lucien, P.E., Manager of the Public/Private Development Unit, at (857) 368-8862.

Sincerely,

David J. Mohler
Executive Director
Office of Transportation Planning

DJM/jll

cc: Jonathan Gulliver, Administrator, Highway Division
Patricia Leavenworth, P.E., Chief Engineer, Highway Division
John McInerney, District 6 Highway Director
Neil Boudreau, Assistant Administrator of Traffic and Safety Engineering
Planning & Community Development Department, Town of Milton
Massachusetts Bay Transportation Authority
Metropolitan Area Planning Council
PPDU Files



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MEMORANDUM

TO: David Mohler, Executive Director
Office of Transportation Planning

FROM: J. Lionel Lucien, P.E, Manager
Public/Private Development Unit

DATE: January 15, 2019

RE: Milton: Wolcott Woods – Great Estate Planned Unit Development – ENF
(EEA #15962)

The Public/Private Development Unit (PPDU) has reviewed the Environmental Notification Form (ENF) for the Wolcott Woods – Great Estate Planned Unit Development project in Milton. The 47.06 acre site is proposed for the construction of 50 townhouse units in 31 free standing or duplex-style structures, in addition to the retention of three existing dwellings on the property. The project is proposed to be accessed via a full-access driveway off of Canton Street. The project is anticipated to generate 386 vehicle trips per day and include 224 parking spaces. Utility access for the project will require a Non-Vehicular Access Permit from MassDOT. The project does not exceed any Massachusetts Environmental Policy Act (MEPA) thresholds based on transportation.

Although the project does not require a Vehicular Access Permit, we note that the project will provide over four parking spaces per housing unit, a ratio which is well above most residential projects. We encourage the Proponent to reduce the parking supply in order to lessen the amount of impervious surface within the project site.

MassDOT recommends that no further environmental review be required based on transportation issues. The details of the above and any other access-related issues can be addressed during the permitting process for the project. If you have any questions regarding these comments, please contact me at (857) 368-8862 or Michael Clark at (857) 368-8867.