

Supplemental Narrative

Site Plan Review Application – 2 Eliot Street Milton, MA 02186

As part of the continued review for the proposed site plan, the following supplemental information is provided to address specific aspects of the project in more detail:

Runoff and Erosion Control

The proposed site modifications result in a net neutral change in impervious surface area, meaning there will be no increase or decrease in surface runoff relative to existing conditions. While the configuration of impervious areas may shift slightly due to site design improvements, the overall quantity remains consistent. Accordingly, the potential for erosion or off-site runoff impacts is unchanged. Existing stormwater patterns and infrastructure will remain in place and are expected to continue functioning effectively without the need for additional erosion control or mitigation measures.

Sewage

The proposed project will result in a modest increase in the volume of wastewater generated, consistent with its intended commercial use. However, the building remains connected to the municipal sewer system, and based on current capacity and usage data, the existing connection is adequate to accommodate the anticipated increase. No modifications to the sewer service or infrastructure are required, and no adverse impact to the town's sewer system is anticipated because of this change.

Sub-Surface Conditions

This section is not applicable to the current review, as the proposed project does not include any work that would significantly alter sub-surface conditions. As such, the project is not expected to impact soils, groundwater, or other below-grade site characteristics.

Human Environment

The proposed improvements are fully consistent with the character and goals of the surrounding area. The project is located within a small-scale, walkable business district, and it enhances the pedestrian-oriented nature of the neighborhood. The design respects existing architectural context and supports continued economic vitality without introducing uses or intensities that would disrupt the human-scale environment.

Town Services

The project will have no measurable impact on town services. It does not increase demand for fire, police, emergency response, public works, or educational resources.