

**DRAFT**  
**ENVIRONMENTAL ASSESSMENT**  
**AND**  
**FINDING OF NO SIGNIFICANT IMPACT**

**For**  
**Needham Housing Area**  
**U.S. Army Soldier Systems Center**  
**Needham, Massachusetts**

**October 2019**

*Prepared for*

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**696 Virginia Road**  
**Concord, Massachusetts 01742-2751**

## **DRAFT**

### **FINDING OF NO SIGNIFICANT IMPACT**

#### **Needham Family Housing U.S. Army Soldier Systems Center Needham, Massachusetts**

The Needham Housing Area conveyance Environmental Assessment (EA) is a decision-support document and the recommended or proposed actions must be assessed for their environmental effects in accordance with 32 CFR Part 651. An EA is completed to evaluate the potential impacts and cumulative effects of projects being proposed. The EA also provides responsible and timely protection, conservation, and enhancement of project environmental and cultural resources and ensures environmental mandates and considerations are incorporated in the planning process.

The project involves the sale of 3.5 acres of land which contains 12 Army Family Housing units. The purpose of the project is to have soldiers move closer to the NSSC. The current housing area does not meet current standards of quality of life, energy conservation, size, habitability, Anti-Terrorism/Force Protection safety and is not within close proximity to the NSSC Installation (six miles away).

The Needham Housing Area Sale Project EA is compliant with the National Environmental Policy Act (NEPA), Council of Environmental Quality (CEQ) regulations (40 CFR 1500–1508) and 32 CFR Part 651. I find that based on the evaluation of environmental effects discussed in this document, the proposed sale of the Needham Housing Area is not a major federal action significantly affecting the quality of the human environment. Under the Council on Environmental Quality (“CEQ”) NEPA regulations, “NEPA significance” is a concept dependent upon context and intensity (40 C.F.R. § 1508.27.) When considering a site-specific action like the Needham Housing Area sale, significance is measured by the impacts felt at a local scale, as opposed to a regional or nationwide context. The CEQ regulations identify a number of factors to measure the intensity of impact. These factors are discussed below, and none are implicated here to warrant a finding of NEPA significance. A review of these NEPA “intensity” factors reveals that the proposed action will not result in a significant impact - neither beneficial nor detrimental - to the human environment.

Impacts on public health or safety: The project is expected to have no effect on public health and safety since it is just sale of the housing area property

Unique characteristics: The Needham Housing Area sale will not impact wild and scenic rivers, prime farmlands, cultural and historic resources or waters of the United States.

Controversy: The proposed project is not controversial.

Uncertain impacts: The impacts of the proposed project are not uncertain, they are readily understood based on past experiences the Army NSSC has had with similar projects.

Precedent for future actions: The Needham Housing Area sale EA was prepared pursuant to applicable laws and regulations and would not establish a precedent for future actions.

Cumulative significance: As discussed in the EA, to the extent that other actions are expected to be related to the project as proposed, these actions will provide little measurable cumulative impact.

Historic resources: The proposed Needham Housing Area sale will have no effect on historic properties. Coordination with the Massachusetts State Historic Preservation Officer (MA SHPO), the Mashpee Wampanoag Tribal Historic Preservation Officer (THPO), and the Wampanoag Tribe of Gay Head (Aquinnah) THPO was initiated. The MA SHPO concurred with this determination on May 1, 2018. The Wampanoag and Mashpee Wampanoag THPOs have also concurred in this determination.

Endangered species: The project will have no known negative impacts on any federal or state threatened or endangered species. The Northern Long-eared Bat (*Myotis septentrionalis*) (NLEB), a federally listed “Threatened” species, is found throughout Massachusetts. The sale of the Needham Housing Area was determined likely to not adversely affect the NLEB based on the assumption of concurrence to a streamlined consultation form sent to the U.S. Fish and Wildlife Service on April 3, 2019. Concurrence was assumed after thirty days (May 2, 2019).

Potential violation of federal law: This action will not violate federal law.

Based on my review and evaluation of the environmental effects as presented in the Environmental Assessment, I have determined that the sale of the Needham Housing Area is not a major federal action significantly affecting the quality of the human environment. Therefore, I have determined that this project is exempt from requirements to prepare an Environmental Impact Statement.

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Date

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ANDREW H. HENDERSON  
LTC, MI  
Commanding

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## **ENVIRONMENTAL ASSESSMENT**

### **Natick Soldier Systems Center Sale of Needham Family Housing Area**

## **1.0 INTRODUCTION**

### **1.1 Purpose and Need**

The project involves the sale of 3.5 acres of land with 12 housing units along East Militia Heights Road, south of the intersection with Dwight Road in the town of Needham, Norfolk County, Massachusetts (Figure 1). The housing area is located 1 mile northwest of Needham Center and six miles from the Natick Soldier Systems Center (NSSC). The existing homes, which are part of NSSC housing do not meet the Army Family Housing standards for size, configuration, and Anti-terrorism/Force Protection (AT/FP) requirements requiring the NSSC to dispose of the property. In addition, the sale of the property is authorized by the National Defense Authorization Act for Fiscal Year 2018, Title XXVIII, Subtitle E, Section 2844. The purpose of the project is to meet AT/FP requirements by having soldiers live within close proximity to the NSSC Installation and to dispose of property no longer required by the installation. The Active Duty population prefers to use housing in close proximity to the NSSC. The Needham Housing Area is currently vacant and ready for conveyance.

The Environmental Assessment (EA) for the Needham Housing Area conveyance is a decision-support document which is completed to evaluate the potential impacts and cumulative effects of the proposed project. The EA also provides responsible and timely protection, conservation, and enhancement of project environmental and cultural resources and ensures that environmental mandates and considerations are incorporated in the planning process. This project EA is prepared pursuant to the National Environmental Policy Act (NEPA), Council of Environmental Quality (CEQ) regulations 40 CFR, 1500–1508, and Policy and Procedures for implementing NEPA, 32 CFR Part 651.

## **2.0 PROJECT DESCRIPTION**

### **2.1 Location and Site History**

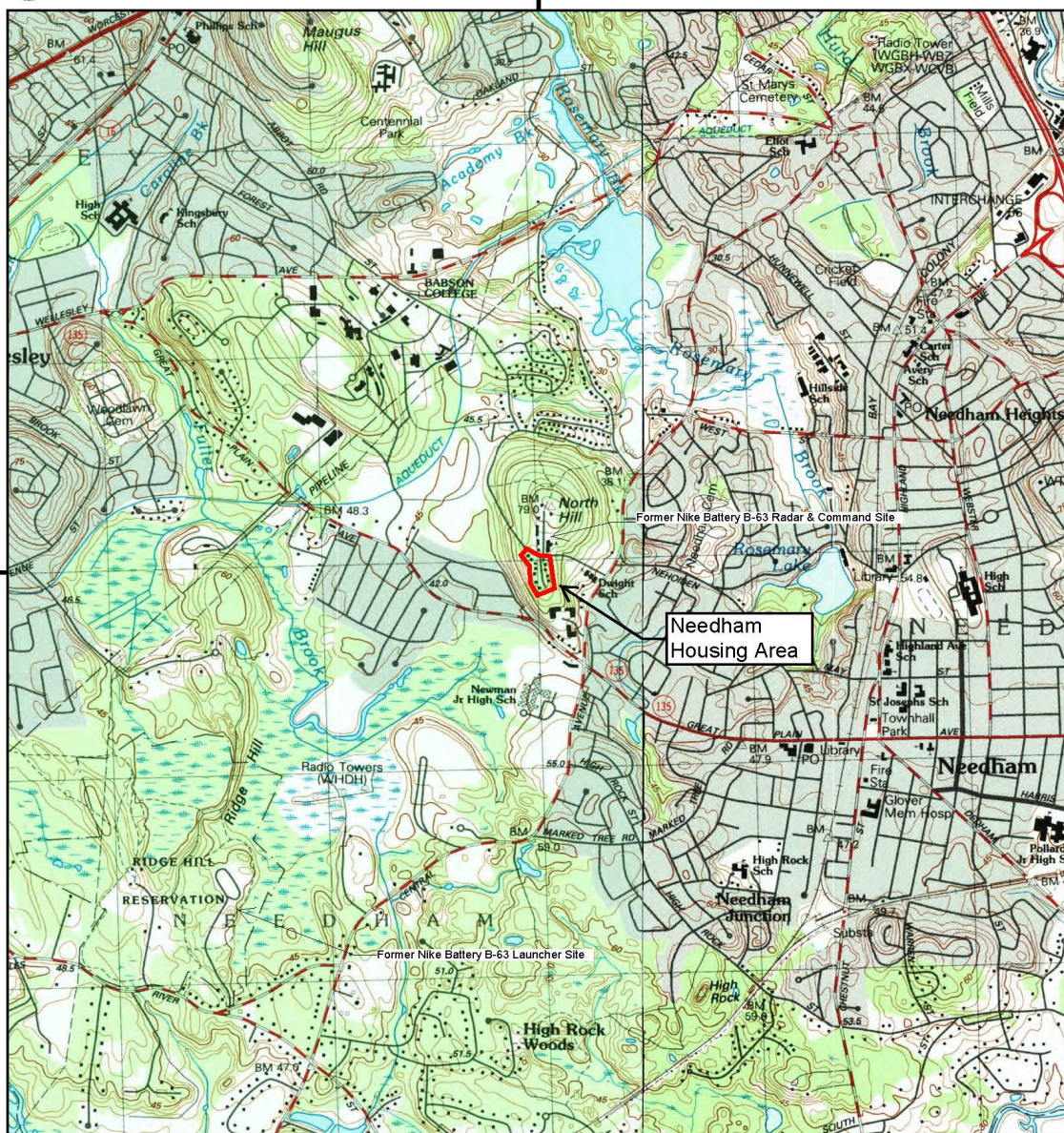
In August 1957, a 3.5 acre parcel of land was acquired for the construction of the Needham Housing Area. Prior to 1957, the property was part of a larger land parcel owned by Babson Institute (now Babson College), and was an undeveloped, forested area. Since the construction of the housing area in 1957, the property has served as a family housing area for military personnel including personnel assigned to Nike Battery B-63, other local U.S. Army installations, and the NSSC.

The Needham Housing Area, while located in a residential area, is surrounded to the east, west, and south by undeveloped, forested land that is owned by Babson College (Figure 2).

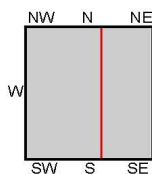
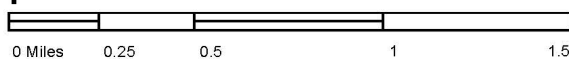


Figure 1 - Site Location Map

1987



This report includes information from the following map sheet(s).



TP, Framingham, 1987, 7.5-minute  
E, Boston South, 1987, 7.5-minute

SITE NAME: NSSC Needham Housing  
ADDRESS: East Militia Heights Road  
Needham, MA 02492  
CLIENT: US Army Corps of Engineers, NAE







Figure 2 - Aerial Site Plan  
Needham Housing Area

Immediately to the north, on the opposite side of East Militia Heights Road/Dwight Road is the Charles River Center, a residential facility that provides program and services for children and adults with Down syndrome, autism, cerebral palsy, and other developmental disabilities. The nearest residential area is separated by a wooded area and is located on North Hill Avenue, approximately 0.05 miles west of the housing area's southwest boundary line. The property is located on a plateau south of the summit of North Hill, contains 12 individual housing units (see Figure 2 – Needham Housing Area), is 3.5 acres in size, and is located 6 miles from the NSSC. The Needham Housing Area is served by the Town of Needham water distribution system and sanitary sewer system. Electricity and gas are served by Eversource. There is no storm drainage infrastructure on the property.

## **2.2 Needham Housing Area Conveyance (Proposed Project)**

The Needham Housing Area is located six miles east of the NSSC and consists of 3.5 acres of land which has 12 existing housing units (currently vacant).

The proposed project involves the sale and conveyance of the Needham Housing Area from ownership by the NSSC.

## **3.0 ALTERNATIVES**

In addition to the Preferred Alternative, the NSSC evaluated the No-Action Alternative. This section provides the basis for the recommended alternative.

### **3.4.1 No-Action Alternative**

The No-Action alternative serves as a baseline against which the proposed action and preferred alternative can be evaluated and is required by Council of Environmental Quality (CEQ) regulations for implementing the National Environmental Policy Act (NEPA). Under the no-action alternative, Active Duty personnel and their families will have to find housing around the Natick SSC which is difficult due to lack of housing and high rents. The housing area will remain vacant until its sale.

### **3.4.2 Conveyance of the Needham Housing Area (Preferred Alternative)**

The Preferred Alternative includes sale and conveyance of the Needham Housing Area which does not meet AT/FP standards. The existing homes also do not meet the standards for size, configuration and amenities. The sale of the housing area allows the NSSC to excess the property which it no longer needs. The Preferred Alternative provides a mechanism for the NSSC to convey the property as is to another entity since the housing area is obsolete and no longer meets the facility's needs.

## **4.0 AFFECTED ENVIRONMENT**

This section describes the existing environmental conditions of the proposed Project Site and surrounding area.

### **4.1 Physical Environment**

#### **4.1.1 Geology**

According to the Bedrock Geological Map of Massachusetts (Goldsmith et al. 1983) the bedrock beneath the Needham Housing Area is classified as Roxbury Conglomerate and consists of conglomerate, sandstone, siltstone, argillite, and melaphyre. The housing area is relatively flat, characterized by level to gently sloping (2 to 4 percent slopes) topography and occurs at elevations ranging from 243 to 245 feet above mean sea level (AMSL). The area is a topographic high, with ground elevations dropping at a 10 to 12 percent slope to the east and west of the housing area boundary and 4 to 8 percent to the south of the area.

#### **4.1.2 Soils**

The Natural Resources Conservation Service Web Soil Survey for Norfolk County, Massachusetts indicates that the Needham Housing Area is underlain by soils consisting of Paxton fine sandy loam with 3 to 8 percent slopes. These are deep, well-drained soils that occur on drumlins and which formed in compact glacial till. They are characterized by a very stony or extremely stony surface and have stones below the surface. These soils are limited by slow permeability, slope, and stoniness. Paxton fine sandy loam soils of the North Hill drumlin area, including the Needham Housing Area, are classified as prime farmland soils.

The Federal Farmland Protection Policy Act (FPPA) of 1981 was enacted to minimize the extent to which federal programs contribute to the irreversible conversion of farmland to nonagricultural uses. The Act applies to farmland with soil types classified as prime, unique, or of statewide or local importance. Paxton fine sandy loam is listed as a Prime Farmland soil unit (NEsoil.com 2018). Although the soil series is recognized as a “Prime Farmland” soil, the Paxton fine sandy loam is intermixed with areas of Urban Land from construction of the housing area and therefore, is not well suited for agricultural productivity.

#### **4.1.3 Climate**

In general, winters in Norfolk County are cold, and summers are warm. In winter, the average temperature is 38.4 degrees Fahrenheit (F) and the average daily minimum temperature is 22.6 degrees F. In summer, the average temperature is 67.2 degrees F and the average daily maximum temperature is 76.4 degrees F. The winters are moderately cold and wet. The last killing frost generally occurs in late April/early May, and the earliest fall frost usually comes in late September or early October. The summers are typically warm and moist with some periods of high humidity. The total annual precipitation is about 50.03 inches. Of this, about 24.3 inches, or 48.6 percent, usually falls in April through September. The average seasonal snowfall

is about 38.2 inches. The prevailing wind is from the west-northwest with highest average wind speed of 13.9 miles per hour occurring in March. Winter storms moving northeastward along the coast frequently bring rain and thawing and then more snow and cold weather. In summer, sea breezes frequently moderate the temperature, particularly near the coast (NEsoil.com 2018).

#### 4.1.4 Hazardous Materials

In December 2011 and January 2012 Mabbett and Associates (Mabbett) on the behalf of NSSC, performed asbestos surveys at the Needham Housing Area. Asbestos containing material (ACM) were identified in each of the 12 housing units. ACM identified in the units consisted primarily of joint compound associated with drywall construction, floor tiles, and floor tile mastic. The ACM were found to be in good condition in all but one housing unit. Damaged ACM floor tiles were identified in the utility room at 4 East Militia Heights Road. Inaccessible areas were not tested for ACM.

In February and March 2012 Harvard Environmental Services, on behalf of the NSSC performed lead paint inspection surveys at the Needham Housing Area. Lead paint was detected in interior areas in all of the units including areas such as doors, door casings, door jambs, window casings, window aprons and window interior stops. Deleading was performed in the interior accessible areas in each of the units.

No. 2 fuel oil served as the heating source for the housing units from the time of their construction in 1958 until the units converted to natural gas in 2004. One underground storage tank (UST) was removed and replaced in 1987 with some contaminated soil, the remaining 11 in 1989. All USTs were removed in 2004 when the housing area converted to natural gas. Some soil contamination by petroleum products was identified in 2004 at two of the housing units and approximately 10 cubic yards of soil was removed from both locations.

This EA acknowledges that registered pesticides have been applied to the Property and may continue to be present. NSSC has indicated that they know of no use of any registered pesticide in a manner (1) inconsistent with its labeling or with the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)(7 U.S.C. § 136, et seq.) and other applicable laws and regulations, or (2) not in accordance with its intended purpose. This EA recommends that prospective buyers be notified of the use of registered pesticides and informed of their responsibility and liability should their future actions, including demolition of structures or any disturbance or removal of soil, result in exposure, release, or threatened release of such pesticides.

#### 4.1.5 Cross Boundary Issues

The Needham Housing Area, while located in a residential area, is surrounded to the east, west, and south by undeveloped, forested land that is owned by Babson College. Immediately to the north, on the opposite side of East Militia Heights Road/Dwight Road is the Charles River Center, a residential facility that provides programs and services for children and adults with developmental disabilities. The nearest residential area is separated by a wooded area and is located on North Hill Avenue, approximately 0.05 miles west of the property's southwest boundary line.



## 4.2 Water Resources

### 4.2.1 Surface Water, Wetlands, Vernal Pools, Floodplain

There are no surface water bodies or wetlands present on the Needham Housing Area property or in the immediate surrounding area. The nearest wetland area is located over 0.1 miles west of the area's western boundary and nearest surface water (Rosemary Brook) is located more than 0.25 miles southeast of the area's southern boundary line. The housing area is not located within or near the 100-year floodplain of a surface water body.

### 4.2.2 Groundwater

Site specific hydrogeology data is not available. Under natural, undisturbed conditions, shallow groundwater flow typically follows surface topography. On this basis, groundwater flow is expected to be generally in a southerly direction, towards Fuller Brook and Rosemary Brook. Based on the difference in elevation between the housing area and downgradient waterbodies, depth to groundwater on the property is expected to be at least 20 feet below the ground surface.

## 4.3 Biological Resources

### 4.3.1 Terrestrial Habitat

Tree species present on the Needham Housing Area property include red maple (*Acer rubrum*), sugar maple (*Acer saccharum*), white pine (*Pinus strobus*), oak (*Quercus* sp.), American beech (*Fagus grandifolia*), pignut hickory (*Carya glabra*), and black cherry (*Prunus serotina*). Shrub species include lowbush blueberry (*Vaccinium augustifolium*), black huckleberry (*Gaylussacia baccata*), maple-leaved viburnum (*Viburnum acerifolium*), shadbush (*Amelanchier* sp.), and buckthorn (*Rhamnus* sp.). Herbaceous and groundcover species are relatively sparse and include Pennsylvania sedge (*Carex pennsylvanica*), ground pine (*Lycopodium* sp.), and Canada mayflower (*Mayanthemum canadense*) (Aneptek 1991).

### 4.3.2 Wildlife

Because the property is highly developed and relatively small in area, wildlife use on the site is primarily restricted to species adapted to inhabited area and forested perimeters. Mammals observed include eastern gray squirrel (*Sciurus carolinensis*) and eastern cottontail (*Sylvilagus floridanus*). Avian species observed include cedar waxwing (*Bombycilla cedrorum*), American goldfinch (*Carduelis tristis*), dark eyed junco (*Junco hyemalis*), and house sparrow (*Passer domesticus*). Three amphibian species were identified on the property, spring peeper (*Pseudocris crucifer*), red-backed salamander (*Plethodon cinerius*), and wood frog (*Lithobates sylvaticus*). Other reptile and amphibian species were reported to occur by residents. Invertebrate species observed by Aneptek include earthworms, ticks, and spiders, and various insects (Aneptek 1991).

## 4.4 Endangered and Threatened Species

The northern long-eared bat (*Myotis septentrionalis*) (NLEB) was listed as a federally threatened species by the U.S. Fish and Wildlife Service (USFWS) (April 2, 2015). This listing took effect on May 4, 2015. Increased mortality of the bat caused by white-nose syndrome, an infectious wildlife disease that poses considerable threats to hibernating bat species, has been the primary contributor to a significant decline in the population of the NLEB since 2007 (USFWS 2015a). The NLEB was once widespread throughout New England, but due to white-nose syndrome, the population in New England has declined by at least 90 percent (USFWS 2015b.)

In addition to listing the northern long-eared bat as a threatened species, the USFWS issued an interim 4(d) rule which prohibits incidental take (an action that is not intended to take a species but may still result in incidental harmful effects on the species) with some limited exceptions provided the activities protect known maternity roosts and hibernacula (USFWS 2015c).

Suitable summer habitat for the NLEB consists of a wide variety of forested/wooded habitats where the bats roost, forage, and travel and have also been observed roosting in human-made structures, such as buildings, barns and sheds. Bats roost singly or in colonies underneath bark, in cavities, or in crevices of both live and dead trees. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet of other forested/wooded habitat. Females give birth between late May to late July and roost in maternity colonies composed of approximately 30 to 60 bats. In winter, the NLEB hibernates in caves and mines, called a hibernacula.

No other federally-listed, or proposed, threatened or endangered species or critical habitat or state-listed rare plants or animals or exemplary natural communities are known to occur in the vicinity of the Needham Housing Area (USFWS IPaC database 2018).

#### **4.5 Socio-Economic Resources**

As of the 2010 census, there were 28,886 people, 10,341 households, and 7,792 families residing in the town of Needham. Of the 13,327 households in Needham, 75.4% were family households (with children) and 24.6 were non-family households. The average household size was 2.72 and the average family size was 3.2. The racial makeup of the town was 90.8% White, 1.0% African American, 6.1% Asian, 2.1% Hispanic or Latino, and 1.0% from two or more races. Of the town population, 48.2% were male and 51.8% were female; 6.5% were under 5 years, 23.5 were 5 years to 19 years, 53.7% were 20 to 64 years and 16.3% were over 65 years (U.S. Census Bureau 2015a).

In 2013 inflation-adjusted dollars, the median household income for the town of Needham was \$139,477, the median family was \$166,931 and the per capita income was \$69,910. Approximately 2.1% of families and 4.3% of the population were below the poverty level (U.S. Census Bureau 2015b). Needham is largely an upper- middle class suburban town with some areas of semi-rural affluence.

#### **4.6 Historic and Archaeological Resources**

The Needham housing area was built in the 1950s as part of the Capehart housing

program. A Program Comment was issued by the Advisory Council on Historic Preservation in 2002 covering activities at these housing facilities. The Program Comment covers all undertakings to Capehart and Wherry buildings and landscape features, including maintenance and repair, rehabilitation, layaway and mothballing, renovation, demolition, and replacement, and transfer, sale or lease out of Federal control. Therefore, no further coordination is needed for the structures at Needham under Section 106 of the National Historic Preservation Act (NHPA) (Advisory Council on Historic Preservation [ACHP] 2002).

The Needham housing area has no archaeological sensitivity. The acreage is limited to the small front and backyards, with no additional property included in the areas.

## **5.0 ENVIRONMENTAL IMPACTS**

This section describes any associated impacts to environmental resources present in the Project area and is separated by each resource area. The no action alternative would have no effect on the environment. The buildings would continue to be vacant, and the conveyance would not take place. This section only describes the impacts caused by the preferred alternative.

### **5.1 Physical Environment**

#### **5.1.1 Soils**

Soils classification within the developed areas of the Needham Housing Area include Urban Land and Paxton fine sandy loam. Although Paxton fine sandy loam (slopes of 4-8%) is recognized as a “Prime Farmland” soil, the Paxton soil is intermixed with areas of Urban Land and therefore, not well suited for agricultural productivity. The Paxton/Urban Land complex is not considered as a “Prime Farmland Soil” and therefore, the Federal Farmland Protection Policy Act (FPPA) of 1981 is not applicable to the Needham Housing Area sale, and there will be no impact to prime farmland

#### **5.1.2 Hazardous Materials**

The sale of the Needham Housing Area should not be affected by the presence of any hazardous materials. Asbestos was identified as the only material of concern. This information will be conveyed to the new owner.

### **5.4 Endangered and Threatened Species**

The Massachusetts Natural Heritage and Endangered Species Program (NHESP) determined that there are no known winter hibernacula for the NLEB within 0.25 miles or known maternity roost trees within a 150 foot radius of the Needham Housing Area. As such, the NSSC has determined that the sale of the Needham Housing Area is unlikely to adversely affect the NLEB (A streamlined 4d form was sent to the U.S. Fish and Wildlife Service (FWS) on April 3, 2019. Concurrence was assumed because Natick SSC did not hear from the FWS by May 3, 2019.

In accordance with the Massachusetts Natural Heritage Atlas 14<sup>th</sup> Edition (Effective August 1, 2017), no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife are designated in the Needham Housing Area or vicinity by the Massachusetts Natural Heritage and Endangered Species Program (NHESP 2017). Therefore, no impacts to state listed rare species will occur as a result of the sale of the Needham Housing Area.

## **5.5 Socio-Economic Resources**

The sale of the Needham Housing Area should have no effect on socioeconomic resources of the surrounding area. The housing area is currently vacant and serves no purpose. The sale of the area will benefit the NSSC by providing revenue and not requiring the facility to continue to maintain housing that no longer meet current standards of quality of life, energy conservation, size, habitability, AT/FP, and safety.

## **5.6 Historic and Archaeological Resources**

The proposed sale of the Needham Housing Area will have no effect on historic properties. The Capehart style buildings were included in a Program Comment by the ACHP and no further consultation is required under Section 106 (ACHP 2002). The area does not possess any archaeological sensitivity. The Needham Housing Area was mostly cleared of vegetation and has been disturbed from construction activities. Coordination with the Massachusetts State Historic Preservation Officer (MA SHPO), the Mashpee Wampanoag Tribal Historic Preservation Officer (THPO), and the Wampanoag Tribe of Gay Head (Aquinnah) THPO has been completed. The MA SHPO concurred with the no effect determination in a letter dated May 1, 2018. The THPOs have also concurred that the proposed project will have no effect on historic properties.

## **6.0 OTHER COMPLIANCE REQUIREMENTS**

### **6.1 Environmental Justice**

Executive Order 12898 directs Federal agencies to identify and address disproportionately high and adverse human health or environmental effects of an agency's programs, policies, and activities on minority populations and low-income populations. The proposed project is not expected to pose impacts upon any minority or low-income neighborhoods adjacent to or in the vicinity of the project pursuant to Executive Order No. 12898. The proposed sale of the Needham Housing Area will be located on the existing U.S. Army property in Needham, MA. Therefore, no disproportionately high and adverse impacts specific to any minority or low-income neighborhood would occur as a result of the proposed project.

### **6.2 Protection of Children**

Executive Order 13045 requires Federal agencies to examine proposed actions to determine whether they will have disproportionately high human health or safety risks on children. The sale of the property at the Needham Housing Area is not expected to cause any disproportionate direct, or indirect or cumulative environmental health or safety risks to children.

### **6.3 Floodplain Management**

The Needham Housing Area is not located in a floodplain.

### **6.5 Clean Air Act Conformity**

Section 176 (c) of the Clean Air Act (CAA) requires that Federal agencies assure that their activities are in conformance with Federally-approved CAA state implementation plans for geographic areas designated as non-attainment and maintenance areas under the CAA. The U. S. Environmental Protection Agency (USEPA) General Conformity Rule to implement Section 176 (c) is found at 40 CFR Part 93. Clean Air Act compliance, specifically with the USEPA's General Conformity Rule, requires that all Federal agencies, review new actions and decide whether the actions would worsen an existing National Ambient Air Quality Standards (NAAQS) violation, cause a new NAAQS violation, delay the State Implementation Plan (SIP) attainment schedule of the NAAQS, or otherwise contradict the State's SIP. Non-attainment areas are geographic regions where the air quality fails to meet the NAAQS. The six criteria air pollutants are ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, particulate matter, and lead.

Norfolk County has met the attainment standards for all six criteria; just recently meeting attainment standards for ozone. On March 12, 2008, a new 8-hour ozone standard became effective and the previous 8-hour ozone standard (1997) was revoked on February 13, 2017. Norfolk County achieved attainment for ozone when the 1997 ozone standard was revoked. Norfolk County which is in attainment for all six criteria air pollutants and therefore, a Federal Conformity Review is not required for this project.

### **6.6 Cumulative Impacts**

The Council on Environmental Quality defines "cumulative impact" as the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

The housing area is located in a residential area. The property has already been disturbed to develop houses, thereby decreasing potential impacts of future development. The sale of the housing area should not affect the surrounding residential area. The only possible foreseeable action which could take place in the area would be the development of the currently undeveloped, wooded parcel adjacent to the Needham Housing Area which is owned by Babson College. This seems unlikely as it is very steep and the last development in this area was the Needham Housing Area in 1957.

No cumulative impacts to Needham fish and wildlife, federal or state protected species or cultural resources are anticipated due to the sale of the Needham Housing Area when the sale is evaluated together with past, present and reasonably foreseeable actions.

## **7.0 COORDINATION**

Coordination was undertaken with the agencies listed below during the preparation of the Environmental Assessment and through the Notice of Availability 30-day public notice process (see Appendix A – Coordination for letters of response).

### **Federal**

U.S. Fish and Wildlife Service  
U.S. Environmental Protection Agency

### **State**

Massachusetts Department of Fisheries, Wildlife and Law Enforcement  
Division of Fish and Wildlife  
Natural Heritage and Endangered Species Program  
Massachusetts Historic Preservation Office

### **Local**

Town of Needham – Town Administrator and Selectmen Office  
Needham Conservation Commission

### **Tribes**

Wampanoag Tribe of Gay Head (Aquinnah)  
Mashpee Wampanoag Tribe

A Notice of Availability of the Draft Finding of No Significant Impact (FONSI) and Environmental Assessment (EA) will be published in local newspapers (see Appendix B) requesting comments during a 30-day period from 10 October 2019 to 8 November 2019. Copies of the Draft FONSI and EA were available on the U.S. Army Soldier Systems Center webpage, and at the local library. The Notice of Availability of the Draft FONSI and EA was also sent to federal, state and local agencies with interest or jurisdiction with the project.

## **8.0 COMPLIANCE WITH ENVIRONMENTAL FEDERAL STATUTES AND EXECUTIVE ORDERS**

### Federal Statutes

1. Archaeological Resources Protection Act of 1979, as amended, 16 USC 470 et seq.

Compliance: Issuance of a permit from the Federal land manager to excavate or remove archaeological resources located on public or Indian lands signifies compliance.

2. Preservation of Historic and Archeological Data Act of 1974, as amended, 16 U.S.C. 469 et seq.

Compliance: Project has been coordinated with the State Historic Preservation Officer. There will be no impacts to archaeological resources.

3. American Indian Religious Freedom Act of 1978, 42 U.S.C. 1996.

Compliance: Must ensure access by Native Americans to sacred sites, possession of sacred objects, and the freedom to worship through ceremonials and traditional rites.

4. Clean Air Act (CAA), as amended, 42 U.S.C. 7401 et seq.

Compliance: Norfolk County is in attainment of all six criteria pollutants (i.e., carbon monoxide, nitrogen dioxide, sulfur dioxide, particulate matter, lead and ozone). As such, a Federal Conformity Review is not required for this project.

5. Clean Water Act of 1977 (Federal Water Pollution Control Act Amendments of 1972) 33 U.S.C. 1251 et seq.

Compliance: Not Applicable; project does not involve the discharge of dredged or fill material into a water of the U.S.

6. Coastal Zone Management Act of 1972, as amended, 16 U.S.C. 1451 et seq.

Compliance: Not Applicable; project is not located within the State designated coastal zone.

7. Endangered Species Act of 1973, as amended, 16 U.S.C. 1531 et seq.

Compliance: Coordination with the U.S. Fish and Wildlife Service (FWS) signifies compliance with this Act.

8. Estuarine Areas Act, 16 U.S.C. 1221 et seq.

Compliance: Not applicable; report is not being submitted to Congress.

9. Federal Water Project Recreation Act, as amended, 16 U.S.C. 4601-12 et seq.

Compliance: Not applicable. There are no water bodies at the Needham Housing Area.

10. Fish and Wildlife Coordination Act, as amended, 16 U.S.C. 661 et seq.

Compliance: Projects are exempt include “activities for or in connection with programs primarily for land management and use carried out by Federal agencies with respect to Federal land under their jurisdiction” pursuant to 16 U.S.C. § 662 (h).

11. Land and Water Conservation Fund Act of 1965, as amended, 16 U.S.C. 4601-4 et seq.

Compliance: Not applicable since there are no outdoor recreation plans associated with the sale of the Needham Housing Area.

12. Marine Protection, Research, and Sanctuaries Act of 1971, as amended, 33 U.S.C. 1401 et seq.

Compliance: Not applicable; the project does not involve the transportation or disposal of dredged material in ocean waters pursuant to Sections 102 and 103 of the Act, respectively.

13. National Historic Preservation Act of 1966, as amended, 16 U.S.C. 470 et seq.

Compliance: Coordination with the State Historic Preservation Office and Tribal Historic Preservation Officer(s) signifies compliance.

14. Native American Graves Protection and Repatriation Act (NAGPRA), 25 U.S.C. 3000-3013, 18 U.S.C. 1170

Compliance: Regulations implementing NAGPRA will be followed if discovery of human remains and/or funerary items occur during the sale of the Needham Housing Area.

15. National Environmental Policy Act of 1969, as amended, 42 U.S.C 4321 et seq.

Compliance: Preparation of an Environmental Assessment signifies partial compliance with NEPA. Full compliance shall be noted at the time the Finding of No Significant Impact is issued.

16. Rivers and Harbors Act of 1899, as amended, 33 U.S.C. 401 et seq.

Compliance: No requirements for projects or programs authorized by Congress.

17. Watershed Protection and Flood Prevention Act as amended, 16 U.S.C 1001 et seq.

Compliance: The Needham Housing Area is not within a floodplain.

18. Wild and Scenic Rivers Act, as amended, 16 U.S.C 1271 et seq.

Compliance: Not applicable.

19. Magnuson-Stevens Act, as amended, 16 U.S.C. 1801 et seq.



Compliance: Not applicable.

#### Executive Orders

1. Executive Order 11593, Protection and Enhancement of the Cultural Environment, 13 May 1971

Compliance: Coordination with the State Historic Preservation Officer and tribes signifies compliance.

2. Executive Order 11988, Floodplain Management, 24 May 1977 amended by Executive Order 12148, 20 July 1979.

Compliance: Not applicable. The Needham Housing Area is not located in a floodplain.

3. Executive Order 11990, Protection of Wetlands, 24 May 1977.

Compliance: Not applicable. There are no wetlands at the Needham Housing Area.

4. Executive Order 12114, Environmental Effects Abroad of Major Federal Actions, 4 January 1979.

Compliance: Not applicable to projects located within the United States.

5. Executive Order 12898, Environmental Justice, 11 February 1994.

Compliance: Not applicable; the project is not expected to have a significant impact on minority or low-income population, or any other population in the United States.

6. Executive Order 13007, Accommodation of Sacred Sites, 24 May 1996

Compliance: Not applicable unless on Federal lands, then agencies must accommodate access to and ceremonial use of Indian sacred sites by Indian religious practitioners, and avoid adversely affecting the physical integrity of such sacred sites.

7. Executive Order 13045, Protection of Children from Environmental Health Risks and Safety Risks. 21 April, 1997.

Compliance: Not applicable if the project would not create a disproportionate environmental health or safety risk for children.

8. Executive Order 13175, Consultation and Coordination with Indian Tribal Governments, 6 November 2000.

Compliance: Consultation with Indian Tribal Governments, where applicable, and consistent with executive memoranda, DoD Indian policy, and USACE Tribal Policy Principles signifies compliance.

#### Executive Memorandum

1. Analysis of Impacts on Prime or Unique Agricultural Lands in Implementing NEPA, 11 August 1980.

Compliance: The project area is located within primarily urban complex and Paxton fine sandy loam. While the Paxton soil series is considered prime farmland the Paxton/Urban Land complex is not considered prime farmland. Therefore, no prime farmland soils are impacted and as such, the sale of the Needham Housing Area is exempt from the Farmland Protection Policy Act.

2. White House Memorandum, Government-to-Government Relations with Indian Tribes, 29 April 1994.

Compliance: Consultation with Federally Recognized Indian Tribes, where appropriate, signifies compliance.

## 9.0 REFERENCES CITED

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## **10.0 LIST OF ACRONYMS**

ACHP – Advisory Council on Historic Preservation  
ACM – Asbestos Containing Material  
AR – Army Regulation  
AT/FP – Antiterrorism/Force Protection  
EA - Environmental Assessment  
CAA – Clean Air Act  
CEQ - Council of Environmental Quality  
CFR – Code of Federal Regulation  
EA – Environmental Assessment  
EIS – Environmental Impact Statement  
FONSI – Finding of No Significant Impact  
FPPA - Farmland Protection Policy Act  
MESA - Massachusetts Endangered Species Act  
NAAQS – National Ambient Air Quality Standards  
NEPA - National Environmental Policy Act  
NRCS – Natural Resources Conservation Service  
NSSC - Natick Soldiers Systems Center  
RONA – Record of Non-Applicability  
SIP – State Implementation Plan  
USEPA – U.S. Environmental Protection Agency  
USFWS - U.S. Fish and Wildlife Service

## **Appendix A – Coordination**



DEPARTMENT OF THE ARMY  
US ARMY INSTALLATION MANAGEMENT COMMAND  
US ARMY GARRISON NATICK  
DIRECTORATE OF PUBLIC WORKS  
10 GENERAL GREENE AVENUE  
NATICK, MA 01760-5002  
JANUARY 8, 2019

File Copy

Ms. Timothy L. Timmermann, Associate Director  
Office of Environmental Review  
Environmental Protection Agency, New England, Region 1  
3 Post Office Square, Suite 100  
Mail Code ORA 17-1  
Boston, Massachusetts 02109-3912

Dear Mr. Timmermann:

The Natick Soldier Systems Center (NSSC) is preparing an Environmental Assessment (EA) for the sale and conveyance of the Needham Housing Area, in Norfolk County, Massachusetts. The project involves the sale of 3.5 acres of land with 12 housing units along East Militia Heights Road, south of the intersection with Dwight Road (Figure 1). The housing area is located 6 miles from the NSSC. The existing homes, which are part of NSSC housing do not meet the Army Family Housing standards for size, configuration, and Anti-terrorism/Force Protection (AT/FP) requirements requiring the NSSC to dispose of the property. In addition, the sale of the property is authorized by the National Defense Authorization Act for Fiscal Year 2018, Title XXVIII Subtitle E, Section 2844. The purpose of the project is to meet AT/FP requirements by having soldiers live within close proximity to the NSSC installation. The Needham Housing Area is currently vacant and ready for conveyance.

In August 1957, a 3.5 acre parcel of land was acquired for the construction of the Needham Housing Area. Prior to 1957, the property was part of a larger land parcel owned by Babson Institute (now Babson College), and was an undeveloped, forested area. Since the construction of the housing area in 1957, the property has served as a family housing area for military personnel including personnel assigned to Nike Battery B-63, other local U.S. Army installations, and the NSSC (Figure 2).

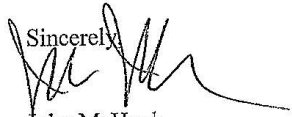
The Needham Housing Area, while located in a residential area, is surrounded to the east, west, and south by undeveloped, forested land that is owned by Babson College. Immediately to the north, on the opposite side of East Militia Heights Road/Dwight Road is the Charles River Center, a residential facility that provides program and services for children and adults with Down syndrome, autism, cerebral palsy, and other developmental disabilities. The nearest residential area is separated by a wooded area and is located on North Hill Avenue approximately 0.05 miles west of the housing area's southwest boundary line. The majority of the 3.5 acre property is developed and consists of housing, lawn, pavement, landscaped areas, and a playground. The remainder of the land is forest bounded by the forested area owned by Babson College (Photos 1, 2, and 3).

There are no surface water bodies or wetlands on the Needham Housing Area property or in the immediate surrounding area. The nearest wetland area is located approximately 0.1 miles

west of the property's western boundary line, and the nearest surface water (Rosemary Brook) is located more than 0.25 miles southeast of the housing area's southern boundary line. The elevated property is not located within or near the 100-year floodplain of a surface water body.

The purpose of this letter is to request your comments on the proposed project. Should you have any additional questions, please contact me by email at [john.j.mchugh.civ@mail.mil](mailto:john.j.mchugh.civ@mail.mil) or by phone at (508) 233-5404. Request for additional information or comments on the project may also be directed to Ms. Kate Atwood at the U.S. Army Corps of Engineers, New England District by email at [Kathleen.a.atwood@usace.army.mil](mailto:Kathleen.a.atwood@usace.army.mil) or by phone at (978) 318-8537.

Sincerely,



John McHugh.  
Chief, Environmental  
USAG-Natick

Enclosures





DEPARTMENT OF THE ARMY  
US ARMY INSTALLATION MANAGEMENT COMMAND  
US ARMY GARRISON NATICK  
DIRECTORATE OF PUBLIC WORKS  
10 GENERAL GREENE AVENUE  
NATICK, MA 01760-5002  
JANUARY 8, 2019

File Copy

Mr. Daniel P. Matthews  
Chairperson, Needham Board of Selectmen  
Needham Town Hall  
1471 Highland Avenue  
Needham, Massachusetts 02492

Dear Mr. Matthews:

The Natick Soldier Systems Center (NSSC) is preparing an Environmental Assessment (EA) for the sale and conveyance of the Needham Housing Area, in Norfolk County, Massachusetts. The project involves the sale of 3.5 acres of land with 12 housing units along East Militia Heights Road, south of the intersection with Dwight Road (Figure 1). The housing area is located 6 miles from the NSSC. The existing homes, which are part of NSSC housing do not meet the Army Family Housing standards for size, configuration, and Anti-terrorism/Force Protection (AT/FP) requirements requiring the NSSC to dispose of the property. In addition, the sale of the property is authorized by the National Defense Authorization Act for Fiscal Year 2018, Title XXVIII Subtitle E, Section 2844. The purpose of the project is to meet AT/FP requirements by having soldiers live within close proximity to the NSSC installation. The Needham Housing Area is currently vacant and ready for conveyance.

In August 1957, a 3.5 acre parcel of land was acquired for the construction of the Needham Housing Area. Prior to 1957, the property was part of a larger land parcel owned by Babson Institute (now Babson College), and was an undeveloped, forested area. Since the construction of the housing area in 1957, the property has served as a family housing area for military personnel including personnel assigned to Nike Battery B-63, other local U.S. Army installations, and the NSSC (Figure 2).

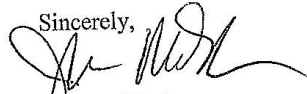
The Needham Housing Area, while located in a residential area, is surrounded to the east, west, and south by undeveloped, forested land that is owned by Babson College. Immediately to the north, on the opposite side of East Militia Heights Road/Dwight Road is the Charles River Center, a residential facility that provides program and services for children and adults with Down syndrome, autism, cerebral palsy, and other developmental disabilities. The nearest residential area is separated by a wooded area and is located on North Hill Avenue approximately 0.05 miles west of the housing area's southwest boundary line. The majority of the 3.5 acre property is developed and consists of housing, lawn, pavement, landscaped areas, and a playground. The remainder of the land is forest bounded by the forested area owned by Babson College (Photos 1, 2, and 3).

There are no surface water bodies or wetlands on the Needham Housing Area property or in the immediate surrounding area. The nearest wetland area is located approximately 0.1 miles

west of the property's western boundary line, and the nearest surface water (Rosemary Brook) is located more than 0.25 miles southeast of the housing area's southern boundary line. The elevated property is not located within or near the 100-year floodplain of a surface water body.

The purpose of this letter is to request your comments on the proposed project. Should you have any additional questions, please contact me by email at [john.j.mchugh.civ@mail.mil](mailto:john.j.mchugh.civ@mail.mil) or by phone at (508) 233-5404. Request for additional information or comments on the project may also be directed to Ms. Kate Atwood at the U.S. Army Corps of Engineers, New England District by email at [Kathleen.a.atwood@usace.army.mil](mailto:Kathleen.a.atwood@usace.army.mil) or by phone at (978) 318-8537.

Sincerely,



John McHugh.  
Chief, Environmental  
USAG-Natick

Enclosures



DEPARTMENT OF THE ARMY  
US ARMY INSTALLATION MANAGEMENT COMMAND  
US ARMY GARRISON NATICK  
DIRECTORATE OF PUBLIC WORKS  
10 GENERAL GREENE AVENUE  
NATICK, MA 01760-5002  
JANUARY 8, 2019

File  
copy

Ms. Kate Fitzpatrick, Town Manager  
Needham Town Hall  
1471 Highland Avenue  
Needham, Massachusetts 02492

Dear Ms. Fitzpatrick:

The Natick Soldier Systems Center (NSSC) is preparing an Environmental Assessment (EA) for the sale and conveyance of the Needham Housing Area, in Norfolk County, Massachusetts. The project involves the sale of 3.5 acres of land with 12 housing units along East Militia Heights Road, south of the intersection with Dwight Road (Figure 1). The housing area is located 6 miles from the NSSC. The existing homes, which are part of NSSC housing do not meet the Army Family Housing standards for size, configuration, and Anti-terrorism/Force Protection (AT/FP) requirements requiring the NSSC to dispose of the property. In addition, the sale of the property is authorized by the National Defense Authorization Act for Fiscal Year 2018, Title XXVIII Subtitle E, Section 2844. The purpose of the project is to meet AT/FP requirements by having soldiers live within close proximity to the NSSC installation. The Needham Housing Area is currently vacant and ready for conveyance.

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The Needham Housing Area, while located in a residential area, is surrounded to the east, west, and south by undeveloped, forested land that is owned by Babson College. Immediately to the north, on the opposite side of East Militia Heights Road/Dwight Road is the Charles River Center, a residential facility that provides program and services for children and adults with Down syndrome, autism, cerebral palsy, and other developmental disabilities. The nearest residential area is separated by a wooded area and is located on North Hill Avenue approximately 0.05 miles west of the housing area's southwest boundary line. The majority of the 3.5 acre property is developed and consists of housing, lawn, pavement, landscaped areas, and a playground. The remainder of the land is forest bounded by the forested area owned by Babson College (Photos 1, 2, and 3).

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Sincerely,



John McHugh.  
Chief, Environmental  
USAG-Natick

Enclosures



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US ARMY INSTALLATION MANAGEMENT COMMAND  
US ARMY GARRISON NATICK  
DIRECTORATE OF PUBLIC WORKS  
10 GENERAL GREENE AVENUE  
NATICK, MA 01760-5002  
JANUARY 8, 2019

File  
copy

Ms. Janet Bernardo, Chair  
Needham Conservation Commission  
Public Services Administration Building  
Needham, Massachusetts 02492

Dear Ms. Bernardo:

The Natick Soldier Systems Center (NSSC) is preparing an Environmental Assessment (EA) for the sale and conveyance of the Needham Housing Area, in Norfolk County, Massachusetts. The project involves the sale of 3.5 acres of land with 12 housing units along East Militia Heights Road, south of the intersection with Dwight Road (Figure 1). The housing area is located 6 miles from the NSSC. The existing homes, which are part of NSSC housing do not meet the Army Family Housing standards for size, configuration, and Anti-terrorism/Force Protection (AT/FP) requirements requiring the NSSC to dispose of the property. In addition, the sale of the property is authorized by the National Defense Authorization Act for Fiscal Year 2018, Title XXVIII Subtitle E, Section 2844. The purpose of the project is to meet AT/FP requirements by having soldiers live within close proximity to the NSSC installation. The Needham Housing Area is currently vacant and ready for conveyance.

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Sincerely,



John McHugh.  
Chief, Environmental  
USAG-Natick

Enclosures



DEPARTMENT OF THE ARMY  
US ARMY INSTALLATION MANAGEMENT COMMAND  
US ARMY GARRISON NATICK  
DIRECTORATE OF PUBLIC WORKS  
10 GENERAL GREENE AVENUE  
NATICK, MA 01760-5002  
JANUARY 8, 2019

File  
copy

Massachusetts Department of Environmental Protection  
Wetlands Program  
205B Lowell Street  
Wilmington, Massachusetts 01887

Dear Madam/Sir:

The Natick Soldier Systems Center (NSSC) is preparing an Environmental Assessment (EA) for the sale and conveyance of the Needham Housing Area, in Norfolk County, Massachusetts. The project involves the sale of 3.5 acres of land with 12 housing units along East Militia Heights Road, south of the intersection with Dwight Road (Figure 1). The housing area is located 6 miles from the NSSC. The existing homes, which are part of NSSC housing do not meet the Army Family Housing standards for size, configuration, and Anti-terrorism/Force Protection (AT/FP) requirements requiring the NSSC to dispose of the property. In addition, the sale of the property is authorized by the National Defense Authorization Act for Fiscal Year 2018, Title XXVIII Subtitle E, Section 2844. The purpose of the project is to meet AT/FP requirements by having soldiers live within close proximity to the NSSC installation. The Needham Housing Area is currently vacant and ready for conveyance.

In August 1957, a 3.5 acre parcel of land was acquired for the construction of the Needham Housing Area. Prior to 1957, the property was part of a larger land parcel owned by Babson Institute (now Babson College), and was an undeveloped, forested area. Since the construction of the housing area in 1957, the property has served as a family housing area for military personnel including personnel assigned to Nike Battery B-63, other local U.S. Army installations, and the NSSC (Figure 2).


The Needham Housing Area, while located in a residential area, is surrounded to the east, west, and south by undeveloped, forested land that is owned by Babson College. Immediately to the north, on the opposite side of East Militia Heights Road/Dwight Road is the Charles River Center, a residential facility that provides program and services for children and adults with Down syndrome, autism, cerebral palsy, and other developmental disabilities. The nearest residential area is separated by a wooded area and is located on North Hill Avenue approximately 0.05 miles west of the housing area's southwest boundary line. The majority of the 3.5 acre property is developed and consists of housing, lawn, pavement, landscaped areas, and a playground. The remainder of the land is forest bounded by the forested area owned by Babson College (Photos 1, 2, and 3).

There are no surface water bodies or wetlands on the Needham Housing Area property or in the immediate surrounding area. The nearest wetland area is located approximately 0.1 miles

west of the property's western boundary line, and the nearest surface water (Rosemary Brook) is located more than 0.25 miles southeast of the housing area's southern boundary line. The elevated property is not located within or near the 100-year floodplain of a surface water body.

The purpose of this letter is to request your comments on the proposed project. Should you have any additional questions, please contact me by email at [john.j.mchugh.civ@mail.mil](mailto:john.j.mchugh.civ@mail.mil) or by phone at (508) 233-5404. Request for additional information or comments on the project may also be directed to Ms. Kate Atwood at the U.S. Army Corps of Engineers, New England District by email at [Kathleen.a.atwood@usace.army.mil](mailto:Kathleen.a.atwood@usace.army.mil) or by phone at (978) 318-8537.

Sincerely,



John McHugh.  
Chief, Environmental  
USAG-Natick

Enclosures





DEPARTMENT OF THE ARMY  
US ARMY INSTALLATION MANAGEMENT COMMAND  
US ARMY GARRISON NATICK  
DIRECTORATE OF PUBLIC WORKS  
10 GENERAL GREENE AVENUE  
NATICK, MA 01760-5002  
JANUARY 8, 2019

File  
copy

Mr. Jack Buckley, Director  
Massachusetts Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, Massachusetts 01581

Dear Mr. Buckley

The Natick Soldier Systems Center (NSSC) is preparing an Environmental Assessment (EA) for the sale and conveyance of the Needham Housing Area, in Norfolk County, Massachusetts. The project involves the sale of 3.5 acres of land with 12 housing units along East Militia Heights Road, south of the intersection with Dwight Road (Figure 1). The housing area is located 6 miles from the NSSC. The existing homes, which are part of NSSC housing do not meet the Army Family Housing standards for size, configuration, and Anti-terrorism/Force Protection (AT/FP) requirements requiring the NSSC to dispose of the property. In addition, the sale of the property is authorized by the National Defense Authorization Act for Fiscal Year 2018, Title XXVIII Subtitle E, Section 2844. The purpose of the project is to meet AT/FP requirements by having soldiers live within close proximity to the NSSC installation. The Needham Housing Area is currently vacant and ready for conveyance.

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The Needham Housing Area, while located in a residential area, is surrounded to the east, west, and south by undeveloped, forested land that is owned by Babson College. Immediately to the north, on the opposite side of East Militia Heights Road/Dwight Road is the Charles River Center, a residential facility that provides program and services for children and adults with Down syndrome, autism, cerebral palsy, and other developmental disabilities. The nearest residential area is separated by a wooded area and is located on North Hill Avenue approximately 0.05 miles west of the housing area's southwest boundary line. The majority of the 3.5 acre property is developed and consists of housing, lawn, pavement, landscaped areas, and a playground. The remainder of the land is forest bounded by the forested area owned by Babson College (Photos 1, 2, and 3).

There are no surface water bodies or wetlands on the Needham Housing Area property or in the immediate surrounding area. The nearest wetland area is located approximately 0.1 miles

west of the property's western boundary line, and the nearest surface water (Rosemary Brook) is located more than 0.25 miles southeast of the housing area's southern boundary line. The elevated property is not located within or near the 100-year floodplain of a surface water body.

The purpose of this letter is to request your comments on the proposed project. Should you have any additional questions, please contact me by email at [john.j.mchugh.civ@mail.mil](mailto:john.j.mchugh.civ@mail.mil) or by phone at (508) 233-5404. Request for additional information or comments on the project may also be directed to Ms. Kate Atwood at the U.S. Army Corps of Engineers, New England District by email at [Kathleen.a.atwood@usace.army.mil](mailto:Kathleen.a.atwood@usace.army.mil) or by phone at (978) 318-8537.

Sincerely,



John McHugh.  
Chief, Environmental  
USAG-Natick

Enclosures



DEPARTMENT OF THE ARMY  
US ARMY INSTALLATION MANAGEMENT COMMAND  
US ARMY GARRISON NATICK  
DIRECTORATE OF PUBLIC WORKS  
10 GENERAL GREENE AVENUE  
NATICK, MA 01760-5002  
JANUARY 8, 2019

File  
copy

Ms. Eve Schluter  
Chief of Environmental Review  
Massachusetts Natural Heritage and Endangered Species Program  
1 Rabbit Hill Road  
Westborough, Massachusetts 01581

Dear Ms. Schluter:

The Natick Soldier Systems Center (NSSC) is preparing an Environmental Assessment (EA) for the sale and conveyance of the Needham Housing Area, in Norfolk County, Massachusetts. The project involves the sale of 3.5 acres of land with 12 housing units along East Militia Heights Road, south of the intersection with Dwight Road (Figure 1). The housing area is located 6 miles from the NSSC. The existing homes, which are part of NSSC housing do not meet the Army Family Housing standards for size, configuration, and Anti-terrorism/Force Protection (AT/FP) requirements requiring the NSSC to dispose of the property. In addition, the sale of the property is authorized by the National Defense Authorization Act for Fiscal Year 2018, Title XXVIII Subtitle E, Section 2844. The purpose of the project is to meet AT/FP requirements by having soldiers live within close proximity to the NSSC installation. The Needham Housing Area is currently vacant and ready for conveyance.

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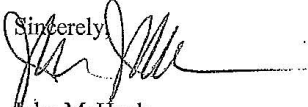
The Needham Housing Area, while located in a residential area, is surrounded to the east, west, and south by undeveloped, forested land that is owned by Babson College. Immediately to the north, on the opposite side of East Militia Heights Road/Dwight Road is the Charles River Center, a residential facility that provides program and services for children and adults with Down syndrome, autism, cerebral palsy, and other developmental disabilities. The nearest residential area is separated by a wooded area and is located on North Hill Avenue approximately 0.05 miles west of the housing area's southwest boundary line. The majority of the 3.5 acre property is developed and consists of housing, lawn, pavement, landscaped areas, and a playground. The remainder of the land is forest bounded by the forested area owned by Babson College (Photos 1, 2, and 3).

There are no surface water bodies or wetlands on the Needham Housing Area property or in the immediate surrounding area. The nearest wetland area is located approximately 0.1 miles

west of the property's western boundary line, and the nearest surface water (Rosemary Brook) is located more than 0.25 miles southeast of the housing area's southern boundary line. The elevated property is not located within or near the 100-year floodplain of a surface water body.

The purpose of this letter is to request your comments on the proposed project. Should you have any additional questions, please contact me by email at [john.j.mchugh.civ@mail.mil](mailto:john.j.mchugh.civ@mail.mil) or by phone at (508) 233-5404. Request for additional information or comments on the project may also be directed to Ms. Kate Atwood at the U.S. Army Corps of Engineers, New England District by email at [Kathleen.a.atwood@usace.army.mil](mailto:Kathleen.a.atwood@usace.army.mil) or by phone at (978) 318-8537.

Sincerely,



John McHugh.  
Chief, Environmental  
USAG-Natick

Enclosures



DEPARTMENT OF THE ARMY  
US ARMY CORPS OF ENGINEERS  
NEW ENGLAND DISTRICT  
696 VIRGINIA ROAD  
CONCORD MA 01742-2751

June 18, 2018

Planning Division  
Evaluation Branch

Ms. Brona Simon, State Historic Preservation Officer  
Executive Director  
Massachusetts Historical Commission  
Massachusetts Archives Building  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

Dear Ms. Simon:

The U.S. Army Corp of Engineers, New England District (NAE) is assisting the Natick Soldier Systems Center in Natick (SSC) with the sale of three housing areas associated with the SSC. The housing units are located in Needham, Wayland, and Hudson, Massachusetts. We would like your comments on this project pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The three housing areas were built in the 1950s and 1960s as part of the Capehart housing program. A Program Comment was issued by the Advisory Council on Historic Preservation in 2002 covering activities at these housing facilities. The Program Comment covers all undertakings to Capehart and Wherry buildings and landscape features, including the maintenance and repair, rehabilitation, layaway and mothballing, renovation, demolition, demolition and replacement, and transfer, sale or lease out of Federal control. Therefore, no further coordination is needed for the structures at Needham, Wayland, or Hudson under Section 106 of the NHPA.

The Needham and Wayland housing areas have no archaeological sensitivity. The acreage is limited to the small front and backyards, with no additional property included in the areas (Figures 1 and 2), (Photographs 1 through 6). The construction of the houses has destroyed any archaeological resources that may have been present.

The Hudson Housing Area has additional acreage that was subject to an intensive archaeological survey in 2013 (Figure 3 from the archaeological report), (Photographs 7 through 10). The survey included archival research, a walkover survey, and subsurface testing of the unimproved area behind and around the houses within the housing area.

A total of 203 test pits were excavated within the project area in seven, 30 x 30 m sampling blocks, at 10 m intervals along seven linear transects and in five arrays with test pits at 5 m intervals.

Two small pre-contact Native American sites designated as the Bruen Road Locus 1 and Bruen Road Locus 2 were identified in the project area. These sites consisted of low density deposits of chipping debris (quartz, quartzite, and rhyolite).

Five modern period cultural resources were identified: Concrete Pad 1/company storehouse, Concrete Pad 2/locomotive shelter, Concrete Pad 3/unidentified structure, abandoned railroad spur, and metal rack array. These were found in a zone of previous disturbance in the southeast portion of the project area. Four of them are associated with past military land use during World War II within the southern section of the former Maynard Ordnance Storage Depot. The metal rack array is associated with later military material research in the past 30 years. Post-contact/modern period cultural material found during subsurface testing consisted of fragments of structural materials (wire and machine cut nails and window glass), bottle glass, transfer printed porcelain, and coal found in the former location of a World War II era troop housing complex.

Bruen Road Locus 1 and Bruen Road Locus 2 were determined to contribute little new information to what is currently known about Native American settlement patterns in the Assabet and Sudbury River drainages. Due to their low information content the sites were determined to be not eligible for the National Register of Historic Places (NRPH). The five modern period cultural resources were determined not to be eligible for the NRPH. Your office concurred with these determinations.

We believe that the sale of the three housing areas located in Needham, Wayland, and Hudson should have no effect on historic properties. We would appreciate your concurrence.

Similar letters with enclosure have been sent to: Ms. Bettina Washington, Tribal Historic Preservation Officer, Wampanoag Tribe of Gay Head (Aquinnah), (20 Black Brook Road, Aquinnah, Massachusetts 02535) and to Ms. Ramona Peters, Tribal Historic Preservation Officer, Mashpee Wampanoag Tribe (483 Great Neck Road South, Mashpee, MA 02649).

If you have any questions or comments please contact Ms. Kate Atwood, staff archaeologist at (978) 318-8537 or by email at [Kathleen.a.atwood@usace.army.mil](mailto:Kathleen.a.atwood@usace.army.mil).

Sincerely,

Lawrence R. Oliver.  
Chief, Evaluation Branch

Enclosures





DEPARTMENT OF THE ARMY  
US ARMY CORPS OF ENGINEERS  
NEW ENGLAND DISTRICT  
696 VIRGINIA ROAD  
CONCORD MA 01742-2751

June 18, 2018

Planning Division  
Evaluation Branch

Ms. Bettina Washington, Tribal Historic Preservation Officer  
Wampanoag Tribe of Gay Head (Aquinnah)  
20 Black Brook Road  
Aquinnah, Massachusetts 02535

Dear Ms. Washington:

The U.S. Army Corp of Engineers, New England District (NAE) is assisting the Natick Soldier Systems Center in Natick (SSC) with the sale of three housing areas associated with the SSC. The housing units are located in Needham, Wayland, and Hudson, Massachusetts. We would like your comments on this project pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

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The Needham and Wayland housing areas have no archaeological sensitivity. The acreage is limited to the small front and backyards, with no additional property included in the areas (Figures 1 and 2), (Photographs 1 through 6). The construction of the houses has destroyed any archaeological resources that may have been present.

The Hudson Housing Area has additional acreage that was subject to an intensive archaeological survey in 2013 (Figure 3 from the archaeological report), (Photographs 7 through 10). The survey included archival research, a walkover survey, and subsurface testing of the unimproved area behind and around the houses within the housing area.

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Two small pre-contact Native American sites designated as the Bruen Road Locus 1 and Bruen Road Locus 2 were identified in the project area. These sites consisted of low density deposits of chipping debris (quartz, quartzite, and rhyolite).

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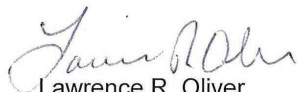
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We believe that the sale of the three housing areas located in Needham, Wayland, and Hudson should have no effect on historic properties. We would appreciate your concurrence.

Similar letters with enclosure have been sent to: Ms. Brona Simon, State Historic Preservation Officer, Executive Director (Massachusetts Historical Commission, Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125) and to, Ms. Ramona Peters, Tribal Historic Preservation Officer, Mashpee Wampanoag Tribe (483 Great Neck Road South, Mashpee, MA 02649).

If you have any questions or comments please contact Ms. Kate Atwood, staff archaeologist at (978) 318-8537 or by email at [Kathleen.a.atwood@usace.army.mil](mailto:Kathleen.a.atwood@usace.army.mil).

Sincerely,



Lawrence R. Oliver.  
Chief, Evaluation Branch

Enclosures





DEPARTMENT OF THE ARMY  
US ARMY CORPS OF ENGINEERS  
NEW ENGLAND DISTRICT  
696 VIRGINIA ROAD  
CONCORD MA 01742-2751

June 18, 2018

Planning Division  
Evaluation Branch

Ms. Ramona Peters  
Tribal Historic Preservation Officer  
Mashpee Wampanoag Tribe  
483 Great Neck Road South  
Mashpee, MA 02649

Dear Ms. Peters:

The U.S. Army Corp of Engineers, New England District (NAE) is assisting the Natick Soldier Systems Center in Natick (SSC) with the sale of three housing areas associated with the SSC. The housing units are located in Needham, Wayland, and Hudson, Massachusetts. We would like your comments on this project pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

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We believe that the sale of the three housing areas located in Needham, Wayland, and Hudson should have no effect on historic properties. We would appreciate your concurrence.

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If you have any questions or comments please contact Ms. Kate Atwood, staff archaeologist at (978) 318-8537 or by email at [Kathleen.a.atwood@usace.army.mil](mailto:Kathleen.a.atwood@usace.army.mil).

Sincerely,

Lawrence R. Oliver.  
Chief, Evaluation Branch

Enclosures

**Appendix B - Notice of Availability of the Draft Finding of No Significant Impact (FONSI)  
and Environmental Assessment (EA)**

**PUBLIC NOTICE OF AVAILABILITY  
DRAFT FINDING OF  
NO SIGNIFICANT IMPACT AND ENVIRONMENTAL ASSESSMENT FOR THE U.S. ARMY NATICK SOLDIER  
SYSTEMS CENTER SALE OF NEEDHAM HOUSING AREA, NEEDHAM, MASSACHUSETTS**

Pursuant to the Council on Environmental Quality regulations for implementing the procedural provisions of the National Environmental Policy Act (40 CFR 1500), and 32 CFR 651 Environmental Analysis of Army Actions, the U.S. Army conducted an Environmental Assessment (EA) of the potential environmental and socioeconomic effects associated with the sale of the Needham Family Housing Area located in Needham, Massachusetts.

The Draft Finding of No Significant Impact (FONSI) and Environmental Assessment (EA) will undergo a 30-day public comment period, from 10 October 2019 to 8 November 2019. This is in accordance with requirements specified in 32 CFR Part 651.14 Environmental Analysis of Army Actions. During this period, the public may submit comments on the proposed action and the EA.

The Draft FONSI and EA are available on the U.S. Army Natick Soldier Systems Center website.

Printed copies of the Draft FONSI and EA can also be viewed at the Needham Free Public Library:

Comments on the Draft FONSI and EA should be submitted during the 30-day public comment period via mail, fax, or electronic mail to:

Ms. Kathleen A. Atwood  
U.S. Army Corps of Engineers  
Evaluation Branch  
696 Virginia Road  
Concord, Massachusetts 01742-2751  
fax: (978) 318-8560  
e-mail: [Kathleen.a.atwood@usace.army.mil](mailto:Kathleen.a.atwood@usace.army.mil)

Legal Notices were placed in the Needham Times..

