

PROJECT NARRATIVE

1. Introduction

The purpose of this project is to permit a single-family home improvement project located at 11 Manchester Street in Scituate (the Site). The Town of Scituate Assessors Department references the site as Parcel #71-11-5-0. The proposed project is located within a Barrier Beach, Land Subject to Coastal Storm Flowage and buffer zone to coastal resource areas. Prior to the start of work, erosion controls will be installed in order to protect wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act and the Town of Scituate Wetlands Protection Bylaw.

2. Site Description

The site is located along the western side or South River side of Humarock, which is a section of the Town of Scituate. Manchester Street is a side street located to the east and west of Central Avenue. The site is located on the portion of Manchester Street that is to the west of Central Avenue. A common driveway provides access to the site that services two existing single-family homes. The site contains a single-family home with associated yard area, gravel parking area, shed, decks, etc., which abuts a Salt Marsh system along the southern side of the site. The house at the site was constructed in 1920 according to the Scituate Assessors records.

Environmental Consulting & Restoration, LLC (ECR) delineated the landward limit of a Salt Marsh on and near the site on March 20, 2020 as documented in the attached Wetland Delineation Memo. As a result of our field review and research of available environmental databases, the project area at the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Barrier Beach
- Land Subject to Coastal Storm Flowage
- 100-foot buffer zone to Salt Marsh

Please note that the project area at the site appears to be located more than 200 feet away from the South River.

3. Proposed Activities

The purpose of this application is to authorize the single-family home improvement project at the site consisting of elevating the house above the flood zone. The reconstruction of the house will result in a betterment to the coastal resource areas because it removes the existing structure sitting on a concrete foundation and elevates the structure on a pile supported foundation. The pile supported foundation will elevate the structure above the flood zone and will restore the Barrier Beach performance standards such as to allow for the lateral movement of the dune, allow for waves to remove sand from the dune, etc. The proposed house improvement project will include deck with stairways and a small utility room addition to the house. The proposed project would be constructed as follows:

1. Installation of erosion controls to surround the project area.
2. Jacking of the existing house in order to elevate the house. The contractor will provide the Conservation office details on this task prior to the start of work.
3. The foundation remains of the house will be removed from the site to include placement of clean sand to fill any voids.
4. Install of the piles to support the house structure. Please refer to the site plans for pile details such as pile material, sizes, spacing, heights, etc.
5. Placement of the elevated house onto the new piles. Included in this task is construction of the small utility room and proposed decks with stairways. Please refer to the site plans for house details including the utility room, decking, stairways, etc.
6. Re-landscaping around the project area to restore the area to pre-existing conditions. All replacement landscape material will consist of native coastal plant species.

During house improvement activities all work will access the house from the Manchester Street side of the site and there will be no stockpiling of materials within 50 feet of the Salt Marsh.

Notice of Intent
11 Manchester Street, Scituate

4. Summary

The proposed single-family home improvement project will have a betterment to coastal resource areas by elevating it on piles above the flood zone. Erosion controls will be maintained during the duration of the project to ensure protection of nearby wetland resource areas. As a result, it is our opinion that the project complies with and protects the Interests of the Massachusetts Wetlands Protection Act and the Town of Scituate Wetlands Protection Bylaw and the Applicant is entitled to an Order of Conditions approving the project.
