

PROJECT NARRATIVE

142 Humarock Beach Road

Scituate, MA

1.0 Project Summary

House Relocation & Addition

The project proposes a ~~dwelling and septic tank relocation, and addition~~, for an existing single family dwelling at 142 Humarock Beach Road, in Scituate, MA. The property is shown as Scituate Assessor's Parcels 71-4-2 & 71-4-13F, and is approximately 14,500 square feet in size. The property has frontage on Newell Street to the north, Dodge Road to the south, Humarock Beach Road to the east, and is otherwise abutted by residentially zoned developed properties.

The property is described as a developed single family dwelling constructed circa 1913 per Scituate assessor's records. The area of the locus property in question slopes in a southwesterly direction. The proposed work would include the renovation and relocation of the existing structure located on the property. An addition will then be constructed off the relocated dwelling, and the existing septic tank will be relocated to accommodate the aforementioned work.

The entire property is located in FEMA Flood Zones. The majority of the property lies in either a FEMA Zone VE (Elevation 16), or a FEMA Flood Zone AE (Elevation 13) as shown on the FEMA Flood Insurance Rate Map Panel 25023C 0139K dated 11/4/2016. A small portion of the property to the north lies in a FEMA Flood Zone VE (Elevation 15), as shown on the same panel.

No portion of the site lies in NHESP Estimatd or Priority Habitat for Rare Species, or within the boundaries of the buffer to a Vernal Pool, or DEP Zones II or A.

2.0 Wetland Resource Areas & Impacts

Land Subject to Coastal Storm Flowage (SWR 10.38)

The proposed work lies within area designated as Land Subejct to Coastal Storm Flowage, as defined by SWR 10.38 and located through FEMA flood elevation maps. Land subject to Coastal Storm Flowage are areas which are subject to hazardous flooding, wave impact, and often significant rates of erosion as a result of storm wave action.

The proposed work will be conducted on stabilized construction areas that will have no impact on the area's ability to handle storm flowage nor will it have an effect on the erosion rates or flood and stormwater control. The proposed work within the FEMA flood zone shall comply with the relevant FEMA regulations in regards to floor elevations and piles standards.

Barrier Beaches (310 CMR 10.29)

The proposed work lies within an area considered to be a Barrier Beach, as defined in 310 CMR 10.29. Barrier beaches are significant to storm damage prevention, controlling floods, and more often than not important to wildlife habitats, marine fisheries, and land containing shellfish.

All work proposed is on previously disturbed areas, and no portion of the work will result in significant topography changes. No design changes are being made to the existing septic, just the relocation of the existing tank, which will minimize ground disturbance. The proposed relocated existing dwelling and new addition will be located on piles above the barrier beach. No vegetation is proposed as being removed. All areas post construction will be filled and stabilized.

3.0 Construction Phase Mitigating Measures

The following are mitigating measures that will be employed to ensure that impacts to wetland interests protected under the Town of Scituate Wetlands Rules and Regulations and the Wetlands Protection Act are minimized to the extent possible.

Erosion and Sedimentation Control

The potential for temporary impacts to wetlands due to erosion and migration of sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices. These include:

1. Install staked 12" diameter mulch socks and/or silt fence (as directed by Conservation Agent) at the upland edge of the limit of work as shown on the Site Plan. This erosion control barrier shall be installed prior to earthwork at the site. An additional stockpile of siltation fence, and stakes will be stored on site for use in repairing the erosion control barrier as needed. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.
2. Clearly define the limits of work in the field in order to minimize the extent of clearing and soil disturbance.
3. Regrade, fill, and stabilize disturbed areas immediately following construction.