

PROJECT DESCRIPTION

1. Introduction

This Notice of Intent application is being submitted for the proposed garage reconstruction project to include proposed site improvements to the residential property located at 147 Captain Peirce Road in Scituate (the Site). The Town of Scituate Assessors Department references the site as Parcel #26-1-27-0. The proposed project is located within the 200-foot Riverfront Area and 100-foot buffer zone to Bordering Vegetated Wetlands. 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 consists of a single-family residential lot with house, detached garage, shed, well maintained lawn and landscaping, etc. Environmental Consulting & Restoration, LLC (ECR) performed a wetland delineation at the site on February 12, 2020 as documented in the attached Wetland Delineation Memo. As a result of the field work and review of available environmental databases, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100-foot buffer zone to BVW
- Inland Bank to a perennial stream
- 200-foot Riverfront Area

Notes:

1. The site is not located within an area mapped as Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain or is near a Certified Vernal Pool according to the MaNHESP.
3. The site is not located within an area mapped as Land Subject to Flooding according to the FEMA Maps.
4. The site does contain a U.S.G.S. mapped perennial stream.
5. The site is not located within an Area of Critical Environmental Concern (ACEC).

3. Proposed Activities

The purpose of this application is to authorize the reconstruction of a garage with associated site improvements such as regrading, re-landscaping, etc. The proposed project occurs within the 100-foot buffer zone to BVW and 200-foot Riverfront Area. The proposed project will involve the following activities:

- Installation of Erosion Controls – Prior to the start of work a siltsock will be installed along the proposed limit of work to protect the nearby wetland resource area.
- Proposed Removal of Existing Garage and Shed – The existing detached garage, shed, walkways, etc. will be removed in preparation of the garage reconstruction project. All removed materials will be disposed off site at a licensed facility.
- Proposed Construction of a Garage – The construction of a new garage is proposed within the general footprint of the existing garage. The new garage will be constructed on a new foundation. The garage will include roof water infiltration units to process stormwater.

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- Proposed Site Improvements – Associated with the garage construction work is the proposed regrading and re-landscaping around the new structure. A retaining wall is proposed at the front of the garage facing Captain Peirce Road. The existing gravel driveway will also be regraded and resurfaced with gravel.

4.0 Riverfront Area Analysis

As noted above, the proposed redevelopment project has been designed to comply with the Riverfront Regulations found at 310 CMR 10.58. Please note the following Riverfront Area Calculations:

- Existing Riverfront Area on the site = approximately 68,900 square feet (sq. ft.)
- Existing Developed/Degraded Riverfront Area consisting of structures, gravel driveway, etc. = approximately 4,660 sq. ft. or 6.76% of the Riverfront Area.
- Proposed Developed/Degraded Riverfront Area consisting of garage reconstruction, parking spaces, etc. = approximately 4,730 sq. ft. or 6.86% of the Riverfront Area. Therefore, the net increase in degraded Riverfront Area is 70 square feet or 0.1 % additional degraded Riverfront Area.

As defined above, the property is previously developed, and degraded areas exist within the Riverfront Area. This proposed project constitutes a redevelopment project; more specifically, Redevelopment Within Previously Developed Riverfront Area (310 CMR 10.58(5)). In order for a project to qualify as a Riverfront Area redevelopment project, the following components are required:

- a. At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40.

The proposed project results in an improvement over existing conditions of the capacity of the Riverfront Area to protect the Wetland Interests as follows:

Protection of Public & Private Water Supply	Positive effect. Although there are no public or private water supplies on site, the proposed project includes a betterment to stormwater management at the site by including a roof water infiltration unit, which improves water quality.
Protection of Groundwater Supply	Positive effect. The proposed roof water infiltration unit will improve the existing conditions of the site, which will improve water quality.
Flood Control	Not applicable, the project is not in or near the 100-year flood zone according to the FEMA Maps.
Storm Damage Prevention	Not applicable, project will have no impact to wind, ice, fast moving water, etc. Project is not within an area mapped as land subject to flooding according to the FEMA Maps.
Prevention of Pollution	Positive effect. The proposed roof water infiltration unit will improve the existing conditions of the site.
Protection of Land Containing Shellfish	Not applicable, project is not within or near an area containing shellfish or shellfish habitat.
Protection of Fisheries	Not applicable, project area is not within a waterbody.
Protection of Wildlife Habitat	Not applicable, project area is fully developed/degraded with limited wildlife habitat value.

- b. Stormwater management is provided according to standards established by the Department.

Not applicable for single family homes.

- c. Within 200 foot Riverfront areas, proposed work shall not be closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).

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The proposed project is within the general footprint of the existing garage and is not closer than existing development at the site. Mitigation is not required to comply with this standard.

- d. Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).

The proposed project is located within the general footprint of the existing garage. The garage cannot be moved to a different location at the site due to the location of the existing driveway, house layout, etc. Mitigation is not required to comply with this standard.

- e. The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).

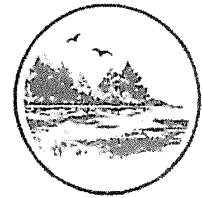
The proposed project is under the 10% allowance and meets this standard.

5. Summary

Erosion and sediment control measures will be implemented and maintained throughout the duration of the construction process to prevent the conveyance of sedimentation into environmentally sensitive areas. Disturbed areas will be stabilized upon the completion of work, and in the event that intense rainfall is expected, reinforcing control measures will be installed as needed to protect all wetland resource areas. Stockpiling of soils, if any, shall be located beyond the 50-foot buffer zone and surrounded by the erosion controls as necessary. Erosion control measures shall remain in place and be maintained until such time that a Certificate of Compliance has been issued by the Scituate Conservation Commission, stating that the project has been constructed in accordance with the conditions set forth in the Order of Conditions.



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Kate Blake
FROM: Brad Holmes
DATE: February 18, 2020
RE: 147 Captain Pierce Road, Scituate

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 147 Captain Pierce Road in Scituate (the site) on February 12, 2020. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the south of Captain Pierce Road and west of Country Way. The site consists of a single-family home with a gravel driveway, detached garage, maintained lawn, landscaped areas, etc. The weather on February 12th was sunny, clear and cold (approximately 40 degrees) with light wind and dry site conditions. Wetland resource areas are located throughout the eastern portion of the site. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped ribbons) #A1 to #A28 along the landward limit of the vegetated wetland at the site. The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils and dominant wetland indicator plants. The BVW is associated with a USGS mapped perennial stream located along the eastern property line. Inland Bank Flags (blue ribbons) #IB1 to #IB13 were placed along the top of the Inland Bank in order to identify the 200-foot Riverfront Area that extends over a portion of the site. ECR also located the limit of a potential vernal pool within the BVW system since it is mapped by the Natural Heritage & Endangered Species Program (NHESP) as a potential vernal pool. ECR hung blue ribbons #P1 to #P8 along the limit of the pool facing the site. Although ECR delineated the limit of this potential vernal pool, this ponded area appears to function more as a small pond and may not be a vernal pool. Additional review is necessary to determine if the pool is certifiable by NHESP or functions as a pond containing fish. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

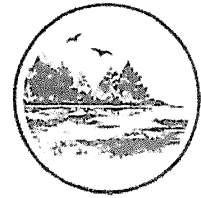
- Bordering Vegetated Wetlands (BVW)
- 100-foot Buffer Zone to BVW
- Inland Bank to a perennial stream
- 200-foot Riverfront Area

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does contain a USGS mapped stream as noted above.
4. The site does not contain areas mapped as Land Subject to Flooding according to the FEMA maps.
5. The site is not located within an Area of Critical Environmental Concern.

ECR

Environmental Consulting & Restoration, LLC



Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrholmes.com with any questions or requests for additional information.

Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager