

**NARRATIVE  
FOR  
NOTICE OF INTENT  
159R GLADES ROAD  
SCITUATE, MA**

**EXISTING CONDITIONS**

The locus contains a single family dwelling constructed in 1962 on a 4,536 square foot lot. The lot, which lies in FIRM Zone AE (El. 15) is relatively flat. The front of the lot is at Elevation 9 and slopes to the rear area of the lot which is at Elevation 8. There is an offsite Bordering Vegetated Wetland (BVW) directly behind the existing dwelling. The Scituate Board of Appeals approved the reconstruction of the existing dwelling at their August 20, 2020 public hearing.

**PROPOSED CONDITION**

The owner proposes to raze and reconstruct the existing dwelling within the same area as the existing structure. Whereas the top of the wood driven pile will be at Elevation 15.1 exterior stairways are included as well. There are no proposed grade changes.

**RESOURCE AREAS**

The locus lies in Land Subject to Coastal Storm Flowage (LSCSF). The locus is not on a Barrier Beach and does not lie in a Coastal Barrier System. The BVW was delineated by Brad Holmes of ECR, LLC.

**PERFORMANCE STANDARDS**

There are no performance standards in LSCSF. However the proposed dwelling will be elevated on a wood driven pile foundation. The proposed top of pile elevation is 15.1 with a proposed first floor elevation of approximately 17.0. As such, the first floor elevation will be 2 feet above the Base Flood Elevation of 15.0. A siltsock will be installed per plan location prior to the start of work on this site.

**CONCLUSION**

The proposed elevated structure meets all relevant standards from both an environmental and building code perspective. Elevating the structure will ensure that any potential damage from flooding will be greatly mitigated or eliminated.