

**PROJECT NARRATIVE**  
**184 Chief Justice Cushing Highway**  
**AKA 5 Cushing Landing**  
**Scituate, MA**

**1.0 Project Summary**

The project proponent proposes to raze and rebuild the single family dwelling at 184 Chief Justice Cushing Highway, Scituate, MA. The property is shown as Scituate Assessors Parcel 58-1-1 and is approximately 2.3 acres. The property is accessed via a common driveway that connects out to Chief Justice Cushing Highway and is abutted by developed residentially zoned properties to the west and wetlands to the east.

The existing property is developed with a single family dwelling constructed circa 1936. The property slopes in an easterly direction towards the on-site bordering vegetated wetlands.

The proposed project area does not contain any areas designated as estimated or priority endangered species habitat or certified vernal pools.

The proposed project does not exceed the thresholds to require a stormwater permit. The proposed alteration is less than 15,000 S.F.

**2.0 Wetland Resource Areas & Impacts**

*Bordering Vegetated Wetland (310 CMR 10.55)*

Bordering Vegetated Wetlands (BVW) are likely to be significant to public or private water supply, to ground water supply, to flood control, to storm damage prevention, to prevention of pollutions, to the protection of fisheries and to wildlife habitat. Vegetation, soils and hydrologic indicators were used to establish the vegetated wetland boundary. Numbered sequences of flags were tied in the field to delineate the limits of the wetland resource.

The majority of the proposed work lies outside of the 50' wetland setback. All proposed work lies within previously disturbed areas.

**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 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 will be mitigated by adherence to basic erosion control practices. These include:

1. Install staked 12" mulch sock at the upland edge of the limit of work as shown on the Raze & Rebuild 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, loam and seed exposed soil areas immediately following construction.