

Project Narrative

19 Woodworth Lane, Scituate MA

February 12, 2024

Project Description

The project proponent, Keith Glenn, proposes to construct a new Single-Family home and necessary utilities at #19 Woodworth Lane in Scituate, Massachusetts. The parcel is shown as Lot 40 on Map 52 of the Town of Scituate Assessors Maps and is comprised of approximately 55,232 square feet. The parcel has frontage on Woodworth Lane and is surrounded by developed properties to the northeast and west of the property. There are no resource areas on the property or within 100 ft. of any proposed activity on the property, except that the southeastern most side of the property is bounded by an Isolated Vegetated Wetland (IVW). IVW are not jurisdictional to G.L. Ch. 131, Section 40, but are jurisdictional to the town of Scituate's Wetlands Protection Bylaw. The limits of the IVW were delineated by Environmental Consulting and Restoration, LLC in January of 2023, refer to ECR Wetland Delineation memorandum. The land on the property is currently undeveloped. The site is located within a zone X as shown on the most current FEMA Flood Map (25023C0117LK) with an effective date July 6, 2012, and not located within a special Flood zone area. The site is located in the "Water Resource Protection District" of the Scituate zoning map. The property is not located within any area of Estimated Habitat of Rare Wildlife or Priority Habitat for Rare Species according to the most recent mapping of the Natural Heritage and Endangered Species Program (NHESP).

The work proposed under this Notice of Intent is for the construction of a new single-family home, associated utilities connections, a new septic system, a retaining wall, and site grading. The proposed work is located within the 100-foot buffer of the IVW resource area. All the proposed construction will take place outside of the 50-foot Wetland buffer-zone. The proposed driveway will have access to Woodworth Lane. The lot will be partially cleared prior to the start of construction. Erosion control will be placed along the 50 foot no disturb buffer and is approximately 52' away from the IVW. Construction access to the proposed single-family dwelling will be accessed through the proposed driveway indicated on the plan.

Applicable erosion control measures will be in place prior to the start of construction, to ensure there will be no impact to the wetland resource area. The stockpile area will be located as far as possible from the wetland and will be protected with a contiguous line of silt sock along with other applicable locations as necessary. Additional erosion control information and construction details are shown on the Site Plan attached to this submittal.