

**NARRATIVE
FOR
NOTICE OF INTENT**

43 OCEANSIDE DRIVE

Existing Conditions and Background:

The locus is a relatively flat 7,578 sq. ft. lot which lies in a FIRM Zone AE (EI 15) which is also known as Land Subject to Coastal Storm Flowage (LSCSF).

In 2019 a separate Order of Conditions (DEP File No. SE 68-2781) was issued to permit the offsite relocation of the single family dwelling that existed on the subject property. Said dwelling was moved offsite in the spring of this year.

Proposed Work:

The applicant proposes to reconstruct a single family house on a FEMA compliant foundation. The proposed house will be constructed on a reinforced concrete foundation with the basement and garage 1.1 feet above FIRM EL. 15 (i.e. EL 16.1). The proposed decks will be supported on sonotubes. The original lawn and landscaping which was removed/alterd during the aforementioned house move will be replaced in like kind accordingly. A siltsock, per plan location will be installed as an erosion control measure prior to any site work.

Performance Standards:

Whereas the locus lies entirely within Land Subject to Coast Storm Flowage there are no DEP performance standards. However, the applicant is proposing to place the entire structure 1.1 feet above the Base Flood Elevation. As such, there is no requirement for flood vents in the reinforced concrete foundation wall. The proposed elevation of the lower level at 16.1 complies with the requisite performance standard at SWR 10.38(b)(2).

Conclusion:

The proposed work is compliant with the applicable DEP, SWR and Mass Building Code requirements for work in an AE/LSCSF zone.