



April 15, 2021

Project 21002

Ms. Amy Walkey, LSP
Conservation Agent
Conservation Department
600 Chief Justice Cushing Highway
Scituate, Massachusetts 02066

RE: Notice of Intent
Inly School Toddler House
43 Watch Hill Drive
Scituate, Massachusetts

Dear Ms. Walkey:

On behalf of the Inly School, (Applicant), Oak Consulting Group, LLC is submitting a Notice of Intent (NOI) under the Massachusetts Wetlands Protection Act and Town of Scituate Wetlands Protection Bylaw for constructing a parking area for the above referenced project. In addition to the below project description, please find four (4) copied of the enclosed:

- WPA Form 3;
- Town of Scituate Notification to Abutters form;
- Site Photos;
- USGS Site Location Map, dated April 15, 2021;
- Site Deed;
- Wetland Delineation Memo, by Environmental Consulting & Restoration, LLC, dated 4/8/21;
- Full-sized copies of Site Plan Set (7 Sheets), dated April 15, 2021;
- Full-sized copies of Existing Conditions Plan, dated March 25, 2021
- Stormwater Management Plan (with Operations and Maintenance Plan), dated April 2021;
- Town of Scituate Wetlands Protection Bylaw Filing Fee Calculation Worksheet; and
- Town of Scituate Filing fee check in the amount of \$562.50.

The Town Affidavit of Service will be provided once the certified mailings have gone out.

The Town filing fee amount was calculated as follows:

Town portion of state WPA fee:	\$262.50
Town Bylaw fee:	<u>\$300.00</u>
	\$562.50

PROJECT DESCRIPTION

Current Conditions

The project site is a 3-acre single family home lot located on the western side of Watch Hill Road, opposite the Inly School main campus. The site is bounded by Route 123 (Cornet Stetson Road) to

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the south, Watch Hill Drive to the east, wetlands to the west and Inly School property to the north. The site lies within the Zone II Watershed Protection district with public water supply wells located on the south side of Route 123, east of the site. A majority of the upland area has been improved and maintained with a single-family home, driveway and lawn area.

Based on the delineation by ECR, the closest wetland area is a +/- 14' wide swale caused by groundwater breakout/seepage along the western edge of the lawn area. Additional bordering vegetated wetlands are located further west with a +/-30-foot strip of uplands between this bvw and the swale.

Proposed Activity

The Inly School is proposing to repurpose the existing house and property to a preschool. To meet town zoning regulations, new parking spaces are required. The proposed project will include constructing a new 19 space parking area to serve the preschool along with associated drives, walkways, stormwater management and landscaping. A new porch is proposed on the front face of the house.

The proposed work in the buffer will be within existing lawn areas and disturb approximately 6,400 sf between 50-100 ft from the swale. An additional 60 sf of lawn within 50 ft of the swale will be temporary disturbed for installation of a drain pipe. Approximately 1,950 sf of impervious area will be added within the buffer.

To mitigate increases in impervious area, a stormwater management system has been designed to detain, treat and infiltrate stormwater so that the post-development rate and volume of runoff does not increase over the pre-development condition.

We look forward to meeting with the Planning Board to discuss the project in greater detail. The school hopes be able to expedite this review so that the work can be completed this summer so it is ready for the 2021-2022 school year. Should you have any immediate comments or concerns, please do not hesitate to contact me.

Sincerely,

OAK CONSULTING GROUP, LLC



Sean P. Malone, P.E.
Vice President

Enclosures