

PROJECT NARRATIVE

555 Hatherly Road

Scituate, MA

1.0 Project Summary

The project proponent proposes to construct additions on to an existing single family dwelling at 555 Hatherly Road, Scituate MA. The property is shown as Scituate Assessor's Parcel 14-2-21-B, and is approximately 15,945 square feet (0.37 acres). The property has frontage on Hatherly Road to the east, and is bordered by developed residentially zoned properties to the north, south, west and by an undeveloped residentially zoned property to the southwest.

The property is developed with a single family dwelling constructed circa 1959 and associated driveway, shed, lawn, landscape areas and woodland. The property topography slopes in all directions away from the existing house as it is the high point on the lot.

All proposed work is located within a FEMA Flood Zone AE (Elevation 13) as shown on the FEMA Flood Insurance Rate Map Panel 25023C 0107K dated 11/4/2016.

The site does not contain any vegetated wetlands, coastal banks, or areas designated as estimated or priority endangered species habitat or certified vernal pools.

2.0 Wetland Resource Areas & Impacts

Land Subject to Coastal Storm Flowage / FEMA Flood Plain (SWR 10.38)

The proposed work lies in Land Subject to Coastal Storm Flowage. Area considered Land Subject to Coastal Storm Flowage is defined in Scituate Wetland Regulations (SWR) 10.38 and also in 310 CMR 10.04 of the Wetlands Protection Act. These are areas that may find themselves likely to be subject to hazardous flooding, wave impact, and storm scour, as well as areas that are subject to any inundation caused by 100-year coastal storms or storms of record. It is typical for these areas to be considered significant to storm damage prevention and flood control, and the vegetation, topography, soil characteristics, etc. in these areas are crucial to dissipating wave energy and in protecting areas further landward.

The proposed work will be conducted on a stabilized, previously disturbed area that will have no impact on storm damage prevention, flood control, or the dissipation of wave energy in the area. The proposed addition provides flood vents and will have no impact on the area's capacity to detain flood waters or otherwise negative short or long term impact on the resource area.

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 Town of Scituate Wetlands Rules and Regulations and 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 sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices. These include:

1. Install staked 12" diameter straw wattles and/or silt fence (as directed by Conservation Agent) at the upland edge of the limit of work as shown on the 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.