

SECTION II
EXECUTIVE SUMMARY

1. INTRODUCTION

The Applicant, Riverway Condominium Trust, is pleased to submit this Notice of Intent for proposed utility work at Riverway Condominiums located at 60 New Driftway, Scituate, MA. The proposed multi-phase project includes the installation of two (2) grinder pump stations, sewer manholes, force mains, and gravity sewer so that the condominium is connected to town sewer. The project will also include the decommissioning of the existing onsite sewage disposal system components that currently serve the condominium.

The project locus is approximately 8+ acres in area and is located within the Greenbush-Driftway Gateway District and North River Residential Neighborhood Subdistrict (GDG-NRN) as indicated on the Town of Scituate Zoning Map, dated October 25, 2011 and revised April 8, 2019. The site is bounded by a nursing home and condominiums to the northeast; New Driftway to the northwest; medical office, an excavation contracting business, and marshland to the southwest, and Herring River to the southeast. There are twenty-six (26) townhouse style condominium residences and a marina building and dock system occupying the property.

The site is not located within Zone II as designated by MassDEP or within a habitat area designated by the Natural Heritage and Endangered Species Program (NHESP). The site is partially located within a FEMA Special Flood Hazard Zone AE, an area subject to inundation by the 1% annual chance flood (100-year flood) associated with the Herring River. The base flood elevation has been established at elevation 16 NAVD88 as indicated on FEMA Flood Map number 25023C0136K. The Special Flood Hazard Zone is also considered Land Subject to Coastal Storm Flowage (LSCSF), as defined in the area within the 1There are no grading changes or cover condition changes proposed as part of the project, including within the flood zone. Also, a portion of the site is located within the 200' Riverfront Area (RFA) adjacent to the Herring River and Buffer Zone to the adjacent coastal bank and marsh. The project involves underground utility work within the outer and inner riparian zones and buffer zone.

The proposed project will be partially located within the jurisdiction of the Wetlands Protection Act (310 CMR 10.00) and the Town of Scituate Local Wetlands Protection By-Law. The proposed project includes work within the Riverfront Area, Land Subject to Coastal Storm Flowage (100-year flood plain) and Buffer Zone. No work will occur within other protectable wetland resources or waterbodies including, but not limited to, the Massachusetts Natural Heritage Endangered Species Program (NHESP) Estimated/Priority Habitats for Rare Species (2008) or NHESP Certified or Potential Vernal Pools.

2. EXISTING CONDITIONS

The existing site consists of seven residential buildings, containing 26 condominium units, a one-way drive around the outside perimeter of the buildings, parking areas, walkways, and landscaping. The southeast portion of the site includes a marina office, seawall, and access to a floating dock and boat slip system that serves the marina.

There are three existing Title 5 on-site septic systems serving the development. Units 11 through 16 are served by System-1, Units 17 through 20 are served by System-2, and Units 1 through 10 and 21 through 26 are all served by System-3. System-1 includes an 8,000-gallon septic tank, pump chamber, valve chamber, and leaching trenches. System-2 includes a 4,000-gallon septic tank, distribution boxes, and two leaching trench areas. System-3 includes a 16,000-gallon septic tank, pump chamber, and leaching trenches.

The septic tank and pump chamber for System-3 are located within the RFA and Buffer Zone to the salt marsh. Approximately two-thirds of the System-3 leaching area is located outside of any jurisdictional area, the remaining one-third falls within the Land Subject to Coastal Storm Flowage (LSCSF), Zone AE. All other components of System-3 are located within the LSCSF, including gravity and force main piping. The leaching component of System-2 and distribution piping lies within the LSCSF. The septic tank, pump chamber, and a portion of the gravity and force main piping lie within the LSCSF and Buffer Zone to the salt marsh.

3. ENVIRONMENTAL RESOURCE AREAS

Environmental resource areas under the jurisdiction of the Wetlands Protection Act (310 CMR 10.00) and the Town of Scituate Wetlands Protection Bylaw within the project limits include: 200-ft Riverfront Area (of the Herring River), Land Subject to Coastal Storm Flowage, and Buffer Zones to coastal bank and salt marsh. An Order of Conditions was issued by the Scituate Conservation Commission in 2005 for the redevelopment of the parcel into the current condominium residences. The environmental resource area boundaries have not changed from that time and are depicted similarly on the current site plans. The exception to this is the limit of LSCSF which has been adjusted to agree with the current base flood elevation established by FEMA at El. 16, NAVD88. The Herring River, located to the southeast of the site, discharges to North River, which eventually discharges into Massachusetts Bay. The site is not located within a Zone II as designated by MassDEP, within a habitat area designated by the Natural Heritage and Endangered Species Program (NHESP), nor within an Areas of Critical Environmental Concern (ACEC), based on MassGIS.

3.1 Riverfront Area

As defined in 310 CMR 10.58(2)(a), Riverfront Area (RFA) is the area of land between a river's mean annual high-water line and a parallel line measured horizontally outward for a distance of 200-feet. The onsite RFA has been entirely previously developed and consists of impervious building area, paved areas, and landscaped areas.

3.2 State and Federal Threatened and Endangered Species

A review of the MassGIS 2018 Estimated and Priority Habitat Layers indicates that there are no NHESP-designated habitat areas of rare, threatened and/or endangered species on-site.

3.3 Special Flood Hazard Areas

A review of the FEMA Flood Map No. 25023C0136K, revised on November 4, 2016, reveals that a portion of the site is located within FEMA 1% annual chance flood hazard Zone AE (Elevation 16.0). Due to proximity to the coast, the flood zone is also known as Land Subject to Coastal Storm Flowage (LSCSF). Much of the proposed site work is located outside of the LSCSF, however the proposed work within it includes installation of each of the grinder pump systems, a portion of the sewer force main network, gravity sewer, and decommissioning of the existing sewage disposal system components. The resulting grade after construction activity will be essentially the same as to existing grade prior to construction so that the project proposes no increase in flood elevation or loss in flood storage capacity. Ground cover conditions will also remain the same.

4. PROPOSED SITE IMPROVEMENTS

The proposed sewer connection project includes the construction/installation of grinder pump stations, sewer manholes, force mains, gravity sewer, and backup power generation. Units 1 through 10 and 21 through 26 will be serviced by one of the grinder pump station. This pump station will be constructed within the LSCSF, RFA and Buffer Zone. Approximately 1,100 linear feet of force main will be installed from the pump station to a proposed sewer manhole located within the New Driftway right-of-way. The proposed sewer manhole will connect to an existing sewer lateral that branches off the existing town sewer main. Portions of the force main will be located within the LSCSF, RFA, and Buffer Zones. Units 11 through 20 will be serviced by a second grinder pump station, and force main approximately 270 feet in length, that will be connected to the other force main. Approximately 90 feet of this second force main will be located within the LSCSF and Buffer Zone.

Appurtenant piping, structures, and equipment including gravity sewer, backup power generation units, electric and communication conduits will also be installed.

On completion and acceptance of the new systems existing septic tanks, pump chambers, valve chambers, distribution boxes, and piping between these components will be pumped and/or, decommissioned in accordance with State and Local regulations and the site restored to its preconstruction conditions.

5. GENERAL CONSTRUCTION SEQUENCE

5.1 Pre-Construction Meeting

An on-site meeting shall take place with the construction contractor, and appropriate State and Town officials prior to the start of construction activity.

5.2 Installation of Erosion Controls

Erosion and sedimentation controls (i.e. filter socks, and inlet protection) will be installed at the limits of work and within existing catch basins, as applicable. Tree protection will be installed around trees specified to remain within the limit of work. Sewage disposal system structures to remain shall also be visibly flagged/protected.

5.3 Installation of Construction Entrance

A construction entrance consisting of tracking pads will be installed in the location shown on the Erosion Control Plan in accordance with the manufacturer's recommendations.

5.4 Installation of Utilities

Grinder pump stations, sewer manholes, force mains, gravity sewer, and backup power generation and appurtenant equipment will be constructed/installed prior to the decommissioning of existing Title 5 components. Stockpiles will be established in designated areas outside buffer zones flood plain. All temporary/inactive stockpile areas will be encompassed by straw bales or other approved erosion control devices to control sediment laden runoff as necessary and will be temporarily seeded, mulched or covered with plastic, as necessary.

5.5 Demolition

Once the existing buildings are connected to town sewer, all components of the existing Title 5 system, except leaching areas and any components to remain, will be decommissioned and removed from the site. Materials that are to be removed from the site will be transported to an appropriate facility or will be disposed of elsewhere according to Federal, State, and Local guidelines. Inactive stockpiles or areas of granular material or topsoil shall be temporarily secured to control erosion/sedimentation.

5.6 Permanent / Final Site Stabilization

The final phase of the project includes filling voids with granular material. Disturbed pervious areas will be topped with 4" of loam and hydroseed unless otherwise directed by the Owner. Disturbed areas within paved areas will be patched with pavement to match the existing pavement thickness. The resulting grade in all disturbed areas will be similar to existing grade prior to construction.

In the event that weather conditions prevent final restoration, temporary erosion and sedimentation measures will be employed until the weather is suitable for final cleanup. A final inspection will ensure that the project site is cleared of all project debris and that erosion and sedimentation controls are functioning properly.

6. REGULATORY COMPLIANCE

6.1 Compliance with the Wetlands Protection Act Regulations and Town of Scituate Wetlands Bylaw

The Wetlands Protection Act (WPA) Regulations (310 CMR 10.00) and Scituate Wetlands Protection Bylaw presume that Areas Subject to Protection, i.e. wetlands and waterbodies and their associated 100-foot buffer zones, serve in the capacity of the protection of private or public water supplies; protection of groundwater; provision of flood control; prevention of storm damage; prevention of pollution; and/or, the protection of wildlife, fisheries and land containing shellfish. The following discussion identifies the various interests to the WPA and Scituate Wetlands Protection Bylaw and how the proposed work will avoid, reduce and/or mitigate change/loss of the current roles of the various resource areas. The proposed project has been designed to comply with the Wetlands Protection Act Regulations to the greatest extent practicable.

6.2 Riverfront Area Alternatives Analysis

The proposed project includes work within the Riverfront Area to the Herring River located along the southeastern property boundary. Per requirements of the WPA (310 CMR 10.58), a Riverfront Area alternative analysis must be considered to identify “practical and substantially equivalent economic alternatives” to avoid and/or minimize impacts to Riverfront Area. The review and consideration of practicable alternatives included impacts to the environment but also considered the factors of cost, existing technology, and logistics.

6.2.1 No Action Alternative

One alternative is the “No action” option. The existing site is currently being served by three (3) Title 5 septic systems. The systems are located in close proximity to important natural resource areas and are requiring more frequent maintenance repairs. The Applicant prefers to be proactive in this case to avoid any adverse impacts.

6.2.2 System Repair Alternative

Another alternative is to continue to repair or replace the existing Title 5 systems by replacing failing components. However, due to the locations of existing buildings and utilities, replacement of failing systems and/or components would most likely occur within the footprint of the existing systems. This is not preferred because of the proximity to important resource areas and the availability of public sewer.

6.2.3 Preferred Alternative

The preferred alternative consists of installing the necessary infrastructure to convey wastewater from the development to New Driftway to allow for a connection to Town sewer. If the Town allows additional flow within its public sewer network, this alternative is preferable. The possibility of system failure is unlikely and sewage effluent would not be discharged within a LSCSF, RFA, or Buffer Zone.

Work is proposed within the inner 100-foot RFA and outer 100-foot RFA. The onsite RFA is previously developed. Proposed work within the inner 100-foot RFA consists of the installation of one grinder pump station, force mains, and gravity sewer. The impact to the RFA will be minimal. There are no proposed grading or land cover changes for the project, including within the RFA or within the LSCSF, or Buffer Zone.

No special resources, such as NHESP estimated or priority habitats of rare wildlife, outstanding resource waters (ORW), DEP Wellhead Protection Areas (Zone II and Interim), Areas of Critical Environmental Concern (ACEC) or BioMap Core or Critical Habitat occur on or adjacent to the parcel.

6.3 Protection of Private or Public Water Supplies

Water supply is defined under the WPA as any source or volume of surface or ground water demonstrated to be in public or private use or approved for public/private water supply by M.G.L. c. 111 § 160 under the Department of Environmental Protection.

Installation of erosion and sediment control (ESC) measures at project limits of work prior to ground disturbance will protect surface water resources during construction activities associated with the proposed work. Maintenance of ESC measures until all bare areas are fully stabilized and/or revegetated following construction will ensure protection to resources within the project area post construction.

6.4 Groundwater Supply

Groundwater supply is defined under the WPA as the water below the earth's surface in the zone of saturation. No DEP Zone II or Interim Wellhead Protection Areas occur on the property. The proposed project is not anticipated to adversely impact the existing groundwater within the general project area, but to improve it.

6.5 Provision of Flood Control and Storm Damage Prevention

Storm Damage Prevention is defined under the WPA as the prevention of damage caused by water from storms, including, but not limited to: erosion and sedimentation; damage to vegetation, property or buildings; damage caused by flooding; water-borne debris; or, water-borne ice. A review of the FEMA Flood Map No. 25023C0136K, revised on November 4, 2016, reveals that a portion of the site is located within the Zone AE 100-year floodplain with a flood elevation of 16'. The project is located in a previously disturbed area. There are no proposed grading or land cover changes associated with the project that would result in any increased flooding or storm damage,

6.6 Prevention of Pollution

Prevention of pollution is defined as the prevention or reduction of contamination of surface or groundwater. As previously described and identified on the Site Plans, the installation of erosion and sediment control (ESC) measures at project limits of work prior to ground disturbance will protect surface water resources during construction activities associated with the utility installation. Maintenance of ESC measures until all bare areas are fully stabilized and/or

revegetated following construction will ensure protection to resources within the project area post construction. Groundwater protection will be improved as a result of this project.

6.7 Protection of Wildlife Habitat/Fisheries

There are no NHESP-designated habitat areas of rare, threatened and/or endangered species on-site.

7. PROJECT SUMMARY

7.1 Summary

In summary, the proposed sewer improvement project will benefit the resource areas associated with the site. The project design incorporates erosion and sediment controls (ESC) to prevent the disturbance of the surrounding resource areas. The site work will take place in previously disturbed areas and there are no proposed grading or land cover changes. The project will not result in a loss in the flood storage capacity nor increase the flood elevation.

APPENDIX B
PROJECT PHOTOGRAPHS



Photo 1 Top and Bottom Bank Looking Northwesternly



Photo 2 Top and Bottom Bank Looking Southwesterly



Photo 3 Bulkhead at Southerly End of Site



Photo 4 Southern End of Central Courtyard Looking Northwest



Photo 5 Westerly Perimeter Drive and Sidewalk looking Northwesterly



Photo 6 Westerly Perimeter Drive and Sidewalk Looking Southeasterly



Photo 7 Intersection at New Driftway at Approximate Tie-in Location