

Narrative

The proposed project is the construction of a multi-family housing development. The multi-Family housing is an allowed use under the Town of Scituate Zoning Bylaw. The property is located at 817 Country Way, Assessor's Parcel 12-2-38-F, and is located within the Village Center & Neighborhood District (VCN) North Scituate Village (NSV) Outer Village (NSV-OV) District. The lot size is 101,125 s.f. with 244.32 feet of frontage on Country Way. Currently the site consists of an 8-unit apartment building, a single-family home (recently razed), and a landscape business with a second-floor apartment.

The wetland resource areas in the vicinity of the proposed project include an isolated vegetated wetland (IVW) along the westerly boundary abutting the MBTA commuter rail. The IVW is delineated with flags Wf1 through WF 9. There is also a bordering vegetated wetland (BVW) to the east and located on the opposite side of Country Way in the rear yards of 816 Country Way and 0 country way (Cove at Cohasset Condo). The IVW delineated by South River Environmental Services on May 21, 2021. Due o the location of the BVW on private property, owned by others, on the opposite side of Country Way we were unable to delineate. Record plans and available imagery was utilized to estimate the location of this resource area.

Isolated vegetated wetlands are protected under the Scituate Conservation Bylaw only and not protected under the state wetlands protection act.

The following narrative describes how the project will protect the resource areas and the protected interests of the Scituate Conservation Bylaw, regulations and the State wetlands protection Act310 CMR 10.00.

The proposed portion of the project located within areas subject to jurisdiction under the Town of Scituate Wetlands Protection Bylaw includes the construction of a portion of building #4, installation of subsurface stormwater infiltration systems, retaining wall, grading and planting of lawn and landscape. The project proposes 6,400 sf limit of work between the 100 ft buffer and the 50 ft buffer setbacks. The proposed building accounts for 2,100 sf of the 6,400 sf disturbance area. The project retains a 7,100 SF undisturbed buffer between the proposed limit of work and the IVW. There are 2 subsurface basins proposed within the buffer zone of the IVW. Subsurface drainage area #2 (SDA #2) is associated with stormwater attenuation of a portion of the parking lot. SDA #2 is located 75 ft from the IVW. SDA #4 is associated with the attenuation of roof runoff from building #4. SDA #4 is proposed 60 ft from the IVW. Both systems discharge greater than 50 ft from the IVW. The outlets are protected with rip rap energy dissipaters that protect the round from scour, erosion and sedimentation. The Stormwater report prepared by Grady Consulting, LLC details that the rate of runoff from the development is reduced from rate of runoff in the pre-development condition. The stormwater system provides recharge of stormwater and has been designed in compliance with the State Stormwater regulations.

Regulatory Compliance

The project was designed to avoid any direct resource area alteration. Work within the buffer zone was minimized by siting the residences greater than 60 feet from the delineated IVW boundary. The project proposes no project-related activities within the 50-foot no disturbance buffer subject to protection under the Bylaw.

The IVW will be protected during construction and until slope stabilization has occurred via the use of a contiguous silt sock erosion control (see site plans). The silt sock will serve as the limit of work and will provide a barrier to siltation and erosion of the resource area and buffer zone. The project proposes no work within 50 ft of the IVW. The closest point of work is the proposed outlet (point source) of the infiltration basin located approximately 51 ft from the IVW. Erosion controls will remain in place until construction has been completed and disturbed areas have been permanently stabilized and/or revegetated.

The BVW will be protected during construction and until slope stabilization has occurred via the use of erosion controls (silt fence and silt sack catch basin insert (see site plans). The silt sock will serve as the limit of work and will provide a physical barrier to prevent siltation and erosion of the resource area and buffer zone. The BVW is separated from the project by Country Way pavement. The roadway is crowned. Any runoff from the site will remain on the west side of Country Way. The only hydraulic connection to the resource area is via a catch basin located on Country Way at the north corner of the property. This catch basin is to be protected with the installation of a silt sack insert that will prevent sedimentation from entering the catch basin which will protect the downstream resource area. Erosion controls will remain in place until construction has been completed and disturbed areas have been permanently stabilized and/or revegetated.

Scituate Bylaw - *The proposed project meets all of the performance standards for each of the resource areas altered as follows (as required by section B) 1 & 2 of WPA Form 3 – Notice of Intent):*

COASTAL WETLANDS

Not applicable – The site does not contain any coastal wetland resource areas.

INLAND WETLANDS

-Riverfront Area

Not applicable – The site is not located within a Riverfront area.

- Land Subject to Flooding

Not applicable - The locus lies in a FEMA flood zone x, an area of minimal flood hazard as shown on firm panel 25023c0109k, effective date 11/4/16.

-Buffer Strip

An undisturbed and continuous buffer strip will be maintained between the delineated boundary of the IVW and BVW and the proposed work located within the 100-foot buffer zone. Erosion controls will be installed between the construction activities and the IVW / BVW to protect the resource area from sedimentation during construction. The silt sock shall be maintained until the disturbed area is stabilized and/or revegetated.

- a) Sediment removal- The project proposes a silt sock between the proposed limit of work and the resource area during construction and until slope and soil stabilization has occurred which will mitigate the sedimentation of resource areas during construction. Runoff is routed through a deep sump catch basins and subsurface infiltration systems and infiltration basin prior to discharge. The drainage system is designed to remove over 80% Total Suspended Solids. The basin outlet is designed with an erosion control energy dissipater that protects the ground from scour. The discharge then is dispersed over 50 feet of mature woodland prior to reaching the IVW/BVW. The project as designed protects the resource area from sedimentation. A detailed erosion control plan has been prepared and is included in the plans set.
- b) Nutrient removal- The project proposes to maintain the existing vegetation within 50 feet of the BVW. The project as proposed and designed will not alter, diminish or reduce the ability of the IVW/BVW to function to prevent nitrification. The commission's standard order of conditions includes a condition that no chemical fertilizer, herbicide or pesticide shall be used within 100 feet of a wetland resource area.
- c) Fecal Coliform Removal- The project will include the construction of Title 5 Compliant septic system outside of the 100-foot buffer zone. The septic systems are designed to dispose of waste using common septic system standard technologies. Fecal coliform will not impact the resource areas as the systems will be maintained properly.
- d) Temperature Moderation- The project proposes to maintain a minimum 50-foot continuous undisturbed buffer between proposed alteration and resource areas. The retained buffer zones and stormwater management system will prevent increases in water temperature within the IVW/BVW and the intermittent stream.
- e) Human Impact Deterrence- The project proposes to maintain a minimum of 50 continuous feet of undisturbed vegetative buffer. A retaining wall and split rail fence with conservation signage is proposed between the development and the resource area (IVW) that will prevent additional encroachment into the no disturbance buffer.

- f) Wildlife- The abutting parcel to the west is MBTA land and tracks that limits connectivity of wildlife in the vicinity of the property. However, the project will retain 7,100 square feet of undisturbed woodland that is connected to the woodland of the abutting lots which will minimize potential habitat fragmentation and ensures connectivity between the available wildlife habitat within the property and a larger area of contiguous habitat. This undisturbed habitat within the buffer zone will maintain the ability of the resource areas to protect the wildlife habitat interest of the Bylaw.







February 13, 2023

Conservation Commission
Town Hall
Scituate, MA 02066

RE: Address 817 Country Way
Assessors Lot 12-2-38-F
Owner: Option C Properties, LLC

Dear Commission Members:

On behalf of the owner, we hereby submit this Notice of Intent for the construction a Multi-Family Housing development. Work within the BVW buffer includes regrading and the installation of a stormwater BMP. Work proposed within the buffer to an IVW includes construction of a building and associated utilities. The closest point of disturbance to a Bordering Vegetated Wetland is 70 ft and 51 ft to the Isolated Vegetated Wetland. Enclosed please find the following:

1. 3 sets of the Plan dated February 2, 2023. Electronic copies of the NOI and plan will be submitted.
2. Original + 3 copies of the Notice of Intent.
3. Filing Fee Calculation Worksheet
4. List of Abutters
5. Notification to Abutters
6. Check for \$67.50 application fee (Town Share of NOI Fee).
7. Check for \$1000 application fee (Category 4 - Bylaw fee – Work within IVW Buffer).
8. Check for \$100 application fee (Category 1 Bylaw Fee).

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.



Kevin Grady, P.E.
Project Engineer

cc. Option C Properties

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