

# **Project Narrative**

## **Notice of Intent**

### **LC Lot 17, Border Street Scituate, Massachusetts**

March 2021

#### **Project Description**

The project proponent, Carl Christenson, proposes to construct a new single family home, pool, pool house, driveway, utilities and associated landscaping and hardscaping located on LC Lot 17, Border Street (portion of 143 Border Street) in Scituate Massachusetts. The 17± acre property is shown as a portion of Parcel ID 006-002-009 as shown on the Town of Scituate Assessor's Maps and defined as Land Court Lot 17 on Land Court Plan No. 197841. The property has frontage on Border Street to the east and the Gulf River to the west and abuts residentially zoned property to the north and south. The property is developed with two barn structures and associated gravel driveway areas. Refer to the USGS Site Locus Map for the location of the parcel.

The work proposed under this Notice of Intent includes the construction of a new single family home, pool, pool house, driveway, utilities and associated landscaping and hardscaping. A portion of the work is located within the 100 foot Outer Riparian Riverfront Area associated with The Gulf River. A small portion of the proposed development extends into the 100 foot buffer to the Salt Marsh and Land Subject to Coastal Storm Flowage wetland resources.

The proposed development is proposed to be no closer than 65 ft from the Salt Marsh resource area.

#### **Wetland Resource Description**

The resource area delineation was performed by Environmental Consulting and Restoration, LLC, (ECR) in June, 2019 and March, 2020. Refer to the Wetland Delineation Memorandum prepared by ECR, dated April 16, 2020. The overall site contains the following wetland resource areas:

- Bordering Vegetated Wetland (BVW)
- Salt Marsh
- Coastal Bank
- 100-ft buffer zone to BVW, Salt Marsh & Coastal Bank
- Inland Bank to a tidal river
- 200-ft Riverfront Area
- Land Subject to Coastal Storm Flowage (FEMA Flood Zone AE EI 12)
- Potential Vernal Pool (PVP)

A portion of the development site is located within a Zone AE, or Land Subject to Coastal Flooding resource area as shown on the current FEMA Flood Map (25023C0106K, dated November 4, 2016). Refer to FEMA Flood Map.

According to the most recent mapping, produced by the Natural Heritage and Endangered Species Program (NHESP), there are no Estimated Habitat of Rare Wildlife and Certified

Vernal Pools or Priority Habitats of Rare Species located on the site. Although as stated above, a potential vernal pool is mapped.

### **Proposed Development**

The applicant proposes to construct a single family home, pool, pool house and patio area and landscaping as well as associated utilities and driveway access. The location of the proposed home was limited by topography, ledge, steep slopes, and the wetland resource areas. An approximate 3,239 sf home, 432 sf pool house, and 252 sf shed are proposed with approximately 5,817 sf pool and patio area within the rear yard area surrounding the pool, pool house and connecting to the main home. The driveway and front entrance walkway consist of approximately 11,990 sf of impervious surfaces. Portions of existing ledge are proposed to be removed and a stone retaining wall is proposed to minimize disturbance within the resource areas. A detailed landscaping plan has been prepared for the development.

A portion of the proposed development is located within the 100 ft Outer Riparian Riverfront area associated with the Gulf River and within the 100ft buffer zone to the Salt Marsh wetland resource area. A small area of the patio area surrounding the pool and retaining wall are located within the FEMA Flood Zone AE (EI 12). The development site lies within the Scituate Floodplain and Watershed Protection District as shown on the Scituate Zoning Map.

The proposed development results in the increase of impervious area of approximately 21,730 sf for the entire property with approximately 10,595 sf impervious area within the outer 100 ft Riverfront Area. The total altered area within the Riverfront area is approximately 17,825 sf, which is less than the maximum 10% of the Riverfront Area (20,030 sf). The proposed area of alteration with the Riverfront area does not exceed the maximum 10% allowable alteration and no alteration is proposed within the Inner Riparian Riverfront Area. Erosion controls will be established at the limit of work and maintained for the duration of the construction. Therefore, the proposed development will not adversely impact the Riverfront Area.

A small portion, approximately 3,638 sf of the pool, patio area, shed and lawn are located within the 100 ft buffer zone to the Salt Marsh. The closest proposed work is the stone retaining wall which is approximately 65 ft from the Salt Marsh wetland resource area. Pool drainage and roof runoff will be directed to stormwater facilities to recharge stormwater to the extent practicable.

A small portion, approximately 436 sf of the patio area and retaining wall are located within the Land Subject to Coastal Flowage (LSCSF). There are no performance standards associated with LSCSF.

### **Erosion and Sedimentation Control**

The potential for temporary impacts to wetlands due to erosion and migration of sediments will be mitigated by adherence to basic erosion control practices. These include but not limited to the following:

1. Install silt sock erosion control barrier (see plan detail) according to the approved plan. This erosion control barrier shall be installed prior to any work at the site. An additional stockpile of silt sock will be stored on site for use in repairing 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 site disturbance.
3. Regrade, loam and seed exposed soil areas immediately following construction. Regularly inspect and maintain erosion controls and sedimentation traps during construction.