

PROJECT NARRATIVE

Lot A Booth Hill Road

Scituate, MA

1.0 Project Summary

The project is described as the construction of a new single-family dwelling located at Lot A Booth Hill Road, a portion of 62R Booth Hill Road, in Scituate, Massachusetts. The parcel was divided last year from 62R Booth Hill Road through a Form A and is 60,000 s.f. in size, 40,764 s.f. of which is upland. The lot has frontage along Chief Justice Cushing Highway (Route 3A) to the south, is otherwise abutted by Parcel 12-1-1R.

The site is currently undeveloped, consisting of vegetated areas save for an existing wood road that covers a portion of the property to the east, and a grass area to the south along Route 3A. This wood road connects to Route 3A through an existing opening in the steel guard rail, which shall be used for the proposed driveway connection. The topography slopes towards the north, towards the resource areas.

The property is located within a FEMA Flood Zone X, per FIRM Panel 25023C 0108L, dated 7/6/2021. The site lies within the 100-foot buffer to a Bordering Vegetated Wetland, as well as the 200-foot Riverfront Area to Bound Brook, an inland perennial stream. A portion of Lot A also lies within an NHESP Priority Habitat (PH 1052), though no work is proposed within this zone. Otherwise, the proposed work does not lie within a DEP Zone A, I, or II, or any Outstanding Resource Waters.

2.0 Wetland Resource Areas & Impacts

Bordering Vegetated Wetlands (BVW) (310 CMR 10.55)

The proposed work lies within the 100-foot buffer to a Bordering Vegetated Wetland. Bordering Vegetated Wetlands are often significant to public and private water supplies, flood control, storm damage prevention, and the protection of wildlife habitats and fisheries. Bordering Vegetated Wetlands also contribute to pollution control and the removal of harmful substances. Vegetation, soils and hydrologic indicators were used to establish the vegetated wetland boundary, and were delineated by South River Environmental on 3/29/2021.

No direct alteration to the resource area is proposed, but instead is restricted to the buffer zone. The proposed dwelling, septic, well, and utilities are proposed outside of the 50-foot buffer, while a portion of the proposed driveway and retaining walls are proposed within the 50-foot buffer. Native plantings to remove the existing wood road are proposed to mitigate the portion of the work that lies within the 50-foot buffer at a ratio of 2.5:1. The proposed work does not propose any negative impacts to the resource area's effectiveness regarding water supply, flood control, storm damage prevention, and wildlife habitats. No work is proposed within the NHESP Habitat (PH 1052).

Riverfront Area (310 CMR 10.58)

The proposed work lies within the 200' Riverfront Area to Bound Brook, an inland perennial stream. Areas considered to be Riverfront Areas are defined by 310 CMR 10.58 of the Wetlands Protection Act. Riverfront areas are crucial to surface and groundwater supplies, both public and private, in addition to preventing storm damage and pollution.

These areas often contain shellfish, wildlife habitats, and fisheries. The natural vegetation within these areas are critical to maintain river ecosystems and to prevent the degradation of water quality through filtration.

The proposed work within the Riverfront Area includes a portion of the proposed dwelling, a potable well, and clearing associated with the rear yard. The proposed work is restricted to outside of the Inner Riparian Zone, and results in a total alteration of 3,043 square feet. Per 310 CMR 10.58, alteration to the Riverfront Area may be permitted up to 10% of the Riverfront Area on properties recorded after 10/6/1997 (the work proposes an alteration of 6.6%). No adverse impact is proposed to the Brook's functions regarding water supplies, storm damage, pollution, or wildlife habitat, and as required, a 100-foot vegetative buffer is maintained to the perennial stream.

Alternatives Analysis

The proposed dwelling is located on the only viable spot within Lot A, and cannot be proposed outside of the Riverfront Area due to a combination of local bylaw restrictions. These restrictions include:

- A 100-foot setback for structures along Chief Justice Cushing Highway.
- Prohibiting the placement of new dwellings within the Scituate Flood Plain and Watershed Protection District.
- Prohibiting the placement of dwellings within the 50-foot buffer to the Bordering Vegetated Wetlands, which is a "No Disturb" buffer in Scituate.

Based on these restrictions, the proposed dwelling is located on the only viable space within the property, which lies partially within the 200-foot Riverfront Area.

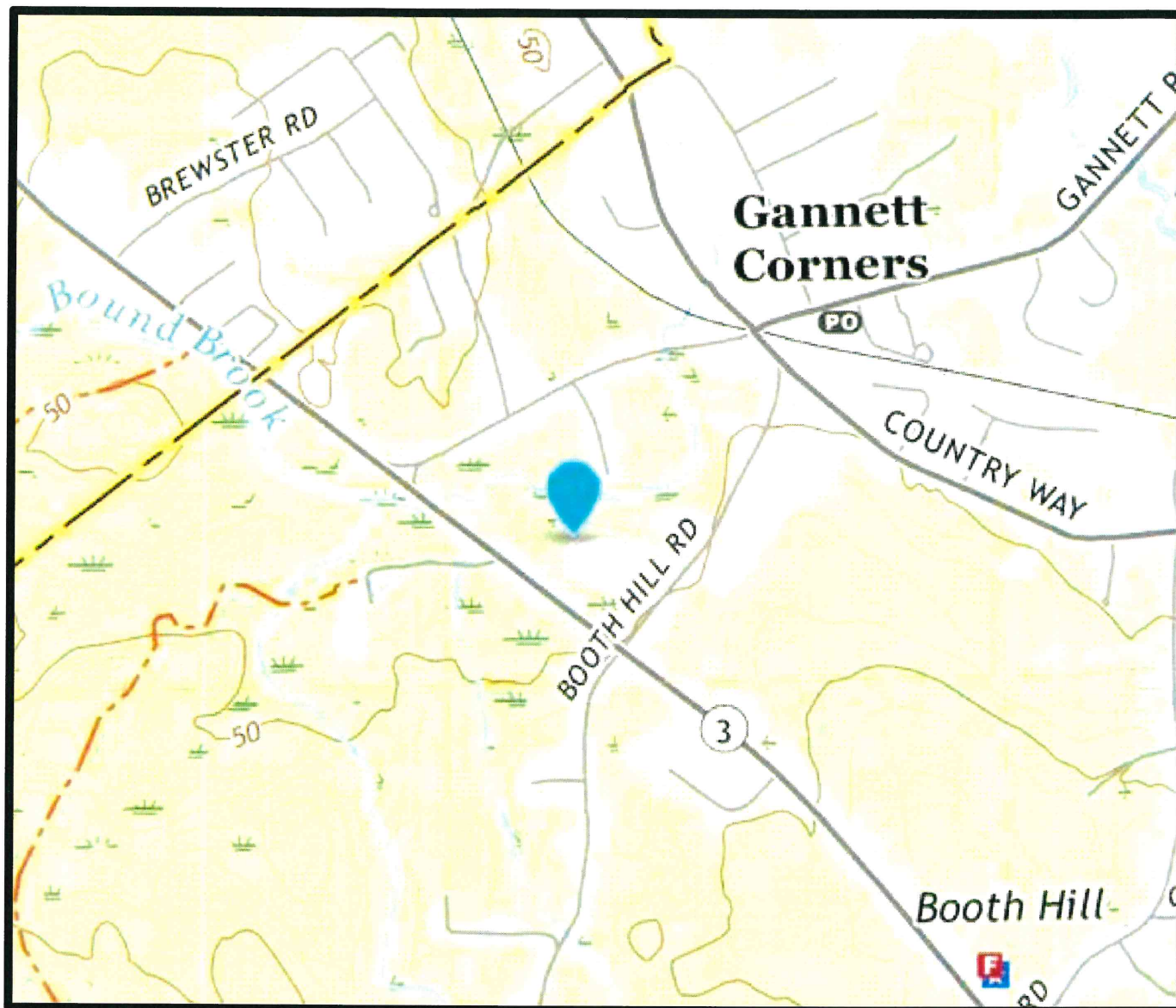
3.0 Construction Phase Mitigating Measures

The following are mitigating measures that will be employed to ensure that impacts to wetland interests protected under the Town of Scituate Wetlands By-Law 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 edge of the limit of work as shown on the Plan to Accompany Notice of Intent. 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. Stabilize disturbed areas immediately following construction to prevent undue erosion or sedimentation.



SCALE: 1" = 1000'

U.S. GEOLOGICAL SURVEY
7.5 X 15 MINUTE SERIES

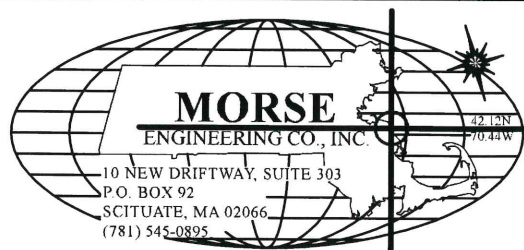
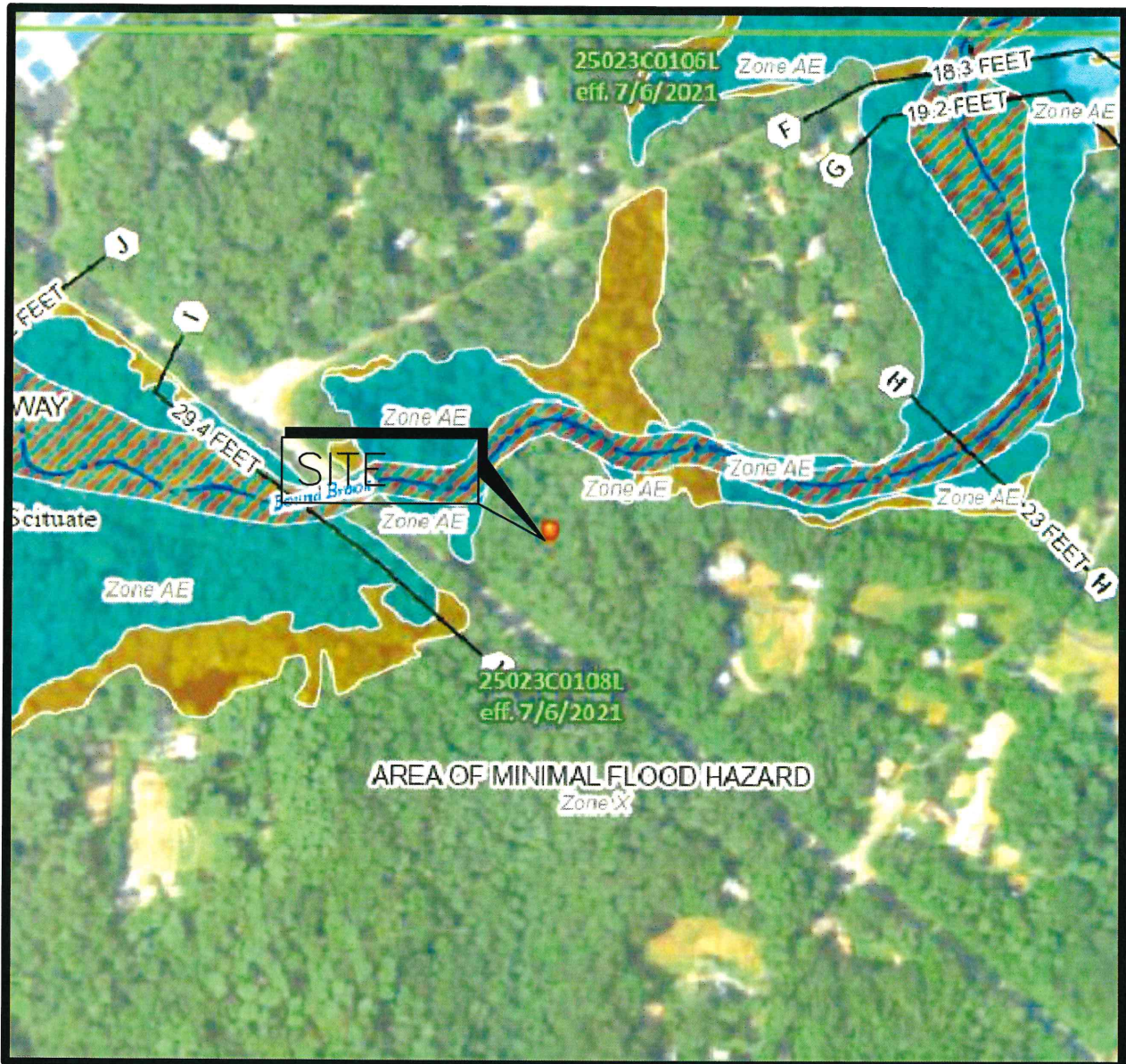


FIGURE — 1

USGS LOCUS MAP
LOT A BOOTH HILL ROAD
SCITUATE, MASSACHUSETTS



SCALE: 1" = 500'

FLOOD INSURANCE RATE MAP (F.I.R.M.)
 PANEL NO: 25023C 0129K
 EFFECTIVE DATE: NOVEMBER 4, 2016

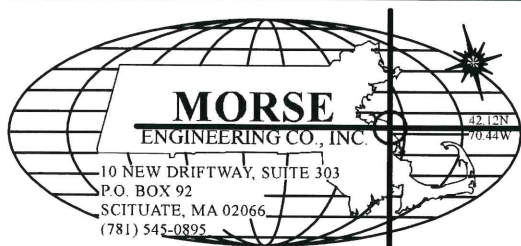
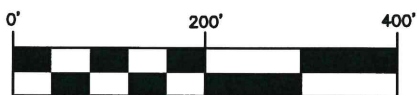
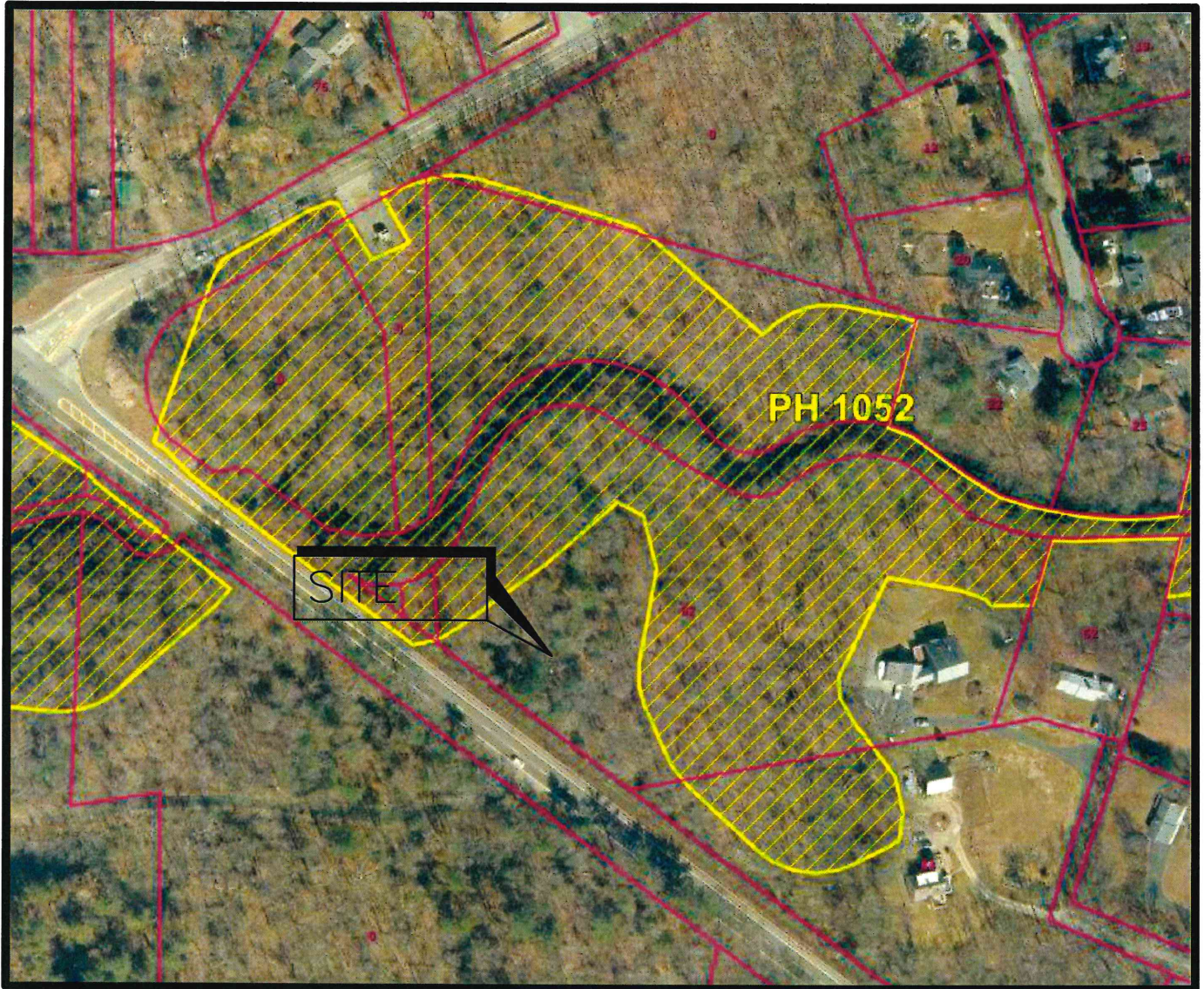


FIGURE - 2

FEMA FLOOD MAP
LOT A BOOTH HILL ROAD
SCITUATE, MASSACHUSETTS



SCALE: 1" = 200'

NATURAL HERITAGE & ENDANGERED SPECIES ATLAS
MASS GIS

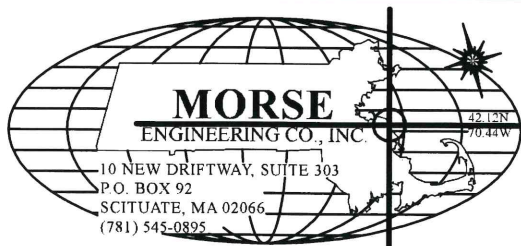


FIGURE — 3

NHESP MAP
LOT A BOOTH HILL ROAD
SCITUATE, MASSACHUSETTS

