

PROJECT NARRATIVE

1.0 INTRODUCTION

Ms. Aldona Hamel, owner of the residential property at 17 Old Farm Road, requests permission from the Scituate Conservation Commission to raze and rebuild the existing single-family home on this lot. The living space of the new dwelling lies on or within the existing dwelling footprint. A portion of the existing and the proposed dwelling, as well as a portion of the proposed deck, lie within the 50' buffer to Bordering Vegetated Wetlands and Inland Bank. Most of the property, and all of the existing and proposed dwellings, lie within the 100' buffer to these resource areas. The entire lot lies within FEMA 100-year flood zone. The new structure will be flood compliant.

2.0 EXISTING CONDITIONS

The locus property is a developed 15,300+/- s.f. lot, measured to mean high water (elevation 4+/-), in Residence District R-3. The lot extends from Old Farm Road on the west side, to Musquashiat Pond on the east side, and to private, residential lots on the north and south sides. The front (west) half of the lot is generally flat at about elevation 8. The back (east side) of the lot slopes from about elevation 8 to the bank of Musquashiat Pond at about elevation 3.

Bordering Vegetated Wetlands and Inland Bank have been identified along the eastern boundary of the property and were flagged by South River Environmental on July 8, 2020. Approximately 55% of the lot lies within the 50' buffer to these resource areas. Approximately 94% of the lot lies within the 100' buffer. The entire lot lies within the FEMA F.I.R.M. Zone AE (elevation 11) as shown on Community Panel No. 25023C0107K dated November 4, 2016.

The lot consists of a single-family dwelling and deck, a detached shed, and a concrete driveway and concrete front walkway. The existing structure is single-story with a first floor elevation of 11.2 and is not flood compliant. A portion of the existing dwelling lies within the 50' buffer to Bordering Vegetated Wetlands and Inland Bank. The entire dwelling lies within the 100' buffer to these resource areas. The minimum distance to the resource area is about 40 ft.

3.0 PROPOSED CONDITIONS

The owner proposes to raze the existing single-story dwelling and replace it with a flood compliant, multi-story dwelling that lies within the existing foundation footprint and is flood compliant. The elevation of the first floor living space will be raised to 18.5. A garage, upstairs access and storage basement will be located below at elevation 8.5 and will include 10 smart vents around the perimeter to provide for flow in flood events. A 12 ft-wide, two-story deck will extend along the east and north sides of the structure, and will be supported on about 10 6" by 6" square columns. The distance from the elevated deck to the resource area is about 24 ft. The detached shed will be removed and the concrete driveway will be reconfigured to extend from the bays of the attached garage to the street. A portico and steps will extend from the front door on the west side of the home. These modifications increase the impervious area within the 100' buffer approximately 14%, from about 2,420 s.f. to about 2,770 s.f.

4.0 RESOURCE AREAS

There are three resource areas subject to the jurisdiction of the Wetlands Protection Act (M.G.L. Ch. 131 § 40) within the proposed site: Bordering Vegetated Wetlands, Inland bank, and Land Subject to Coastal Storm Flowage. A brief description of each of the resource areas is provided below. The proposed project does not exceed any of the thresholds for review under the Massachusetts Environmental Policy Act Regulations (301 CMR 11.00).

4.1 Bordering Vegetated Wetlands

Per 310 CMR 10.55(2), Bordering Vegetated Wetlands (BVW) are freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. Both the existing dwelling and the proposed work are located within the 50' buffer to the BVW. A silt sock will be installed and maintained between the disturbance area and the resource area during construction. Therefore, no adverse impact to the BVW is anticipated.

4.2 Inland Bank

Per 310 CMR 10.54(2); Inland Bank is defined as the portion of a land surface which normally abuts and confines a water body. Both the existing dwelling and the proposed work are located within the 50' buffer to inland bank. A silt sock will be installed and maintained between the disturbance area and the resource area during construction. Therefore, no adverse impact to the BVW is anticipated.

4.3 Land Subject to Coastal Storm Flowage

Per 310 CMR 10.04(2), Land Subject to Coastal Storm Flowage means land subject to any inundation caused by coastal storms up to and including that caused by the 100-yr storm, surge of record or storm of record, whichever is greater. There are no performance standards pertaining to land subject to coastal storm flowage. The lot is currently developed and the existing dwelling is not FEMA flood compliant. The proposed structure will be FEMA flood compliant. 10 smart vents will be added and all utility connections will be relocated above the flood zone elevation 11. according to FEMA guidelines. The proposed modifications will improve the developed land subject to coastal storm flowage. No adverse effects are anticipated.