

PROJECT NARRATIVE
Raze & Rebuild – 83 Spring Street
Cohasset, MA

1.0 Project Summary

The property owner/applicant proposes to raze & rebuild a single family dwelling at 83 Spring Street, Cohasset, MA. The property is shown as Cohasset Assessor's Parcel F6-33-4 and is approximately 1.88 acres in size. The property is currently developed with a single family dwelling constructed in circa 1955 and associated outbuildings. It is accessed via an existing gravel driveway and serviced by water, sewer, gas and electric services. It has frontage on Spring Street to the north, and is abutted by the MBTA Greenbush Line to the southwest and by developed residentially zoned properties on all other sides. There are no known existing stormwater systems on the property.

The work proposed under this Notice of Intent includes the demolition of the existing single family dwelling and two outbuildings and construction of a new single family dwelling. The proposed dwelling will result in a 426 s.f. increase in the overall impervious area of the site.

The proposed stormwater system is comprised of a 3' wide by 2.5' deep crushed stone trench, designed to capture the roof runoff. The system will provide groundwater recharge and control rates and volumes of runoff. (See Stormwater Permit Application Package for further details)

The property is located in a FEMA Zone X as shown on the FEMA Flood Insurance Rate Map Panel 25021C 0256F dated 7/6/2021.

The site does not contain any areas designated as estimated or priority endangered speices habitat or certified vernal pools.

2.0 Wetland Resource Areas & Impacts

Bordering Vegetated Wetlands (310 CMR 10.55)

The proposed work lies within 100' buffer to a Bordering Vegetated Wetland (BVW). Area considered to be a Bordering Vegetated Wetland is defined by 310 CMR 10.55 of the Wetlands Protection Act. Bordering Vegetated Wetlands are significant to public and private water supplies, flood and runoff control, and to the prevention of pollution. BVW's are also critical to a variety of wildlife habitats of insects, reptiles, amphibians, and birds.

The new dwelling lies within the 100' wetland buffer zone, but is proposed further away from the wetlands than the existing dwelling. A Stormwater Report has been prepared detailing how runoff from proposed impervious surfaces will be treated prior to entering the on-site BVW.

3.0 Mitigating Measures

The potential for temporary off-site impacts due to erosion and migration of sediments will be mitigated by adherence to basic erosion control practices. These include:

1. Install erosion barrier down gradient of proposed disturbance.
2. Clearly define the limits of work in the field in order to minimize the extent of clearing and soil disturbance.
3. Regrade, loam and seed exposed soil areas immediately following construction.