

NOTICE OF INTENT

Proposed Deck and Landscaping Improvements

6 Bare Hill Road
Boxford, MA

Project Location

The project site is an approximately 2.05 acre residential parcel located at 6 Bare Hill Road as indicated in Figure 1 below. The site contains an existing single family home constructed in 1977 as well as driveway, lawn and landscaped areas. The applicant obtained the property in 2016.

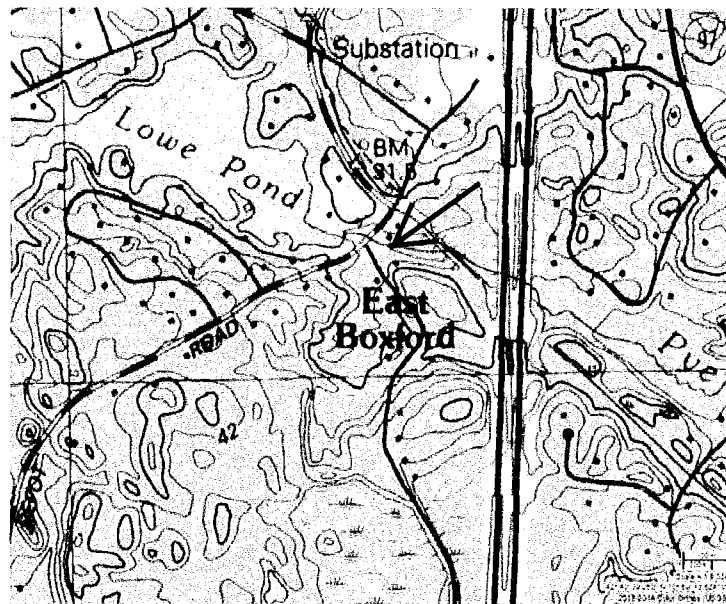


Fig. 1: USGS topographic quadrangle

Project Description

The applicant proposes to construct a deck and hot tub platform at the rear of the dwelling, and to do minor grading, loam and seed and/or sod portions of the rear yard.

Wetland Resources

Wetland resources were delineated by Rimmer Environmental Consulting (REC) on September 11, 2017 in accordance with the procedures established in the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) and the Town of Boxford Wetlands Bylaw Regulations. Numbered sequences of flags were placed in the field to delineate the boundary between upland and wetland resources, based upon the presence of 50% or more wetland plant species and other hydrological indicators, including presence of hydric soils. Mass. DEP

Bordering Vegetated Wetland Delineation Field Data Forms are included as an attachment and provide additional documentation of the wetland boundary.

Riverfront Area

Pye Brook flows west through the project parcel, forming the northerly property boundary. The brook is identified as a perennial stream on the USGS topographic quadrangle, and is therefore presumed to contain a 200-foot Riverfront Area extending from the limits of Mean Annual High Water (MAHW). MAHW was delineated by flags Bank1-Bank14 on the attached project plan and is well defined by bankfull indicators, including changes in slope, changes in vegetation from aquatic to terrestrial and evidence of scouring. The 200 foot Riverfront Area to this brook encompasses the entire existing house and yard area.

Inland Bank

Inland Bank resource was determined to be coincident with the MAHW flags described above. A 100-foot buffer zone extends from this resource.

Bordering Vegetated Wetland

There is a forested wetland extending from portions of the southern bank to Pye Brook within portions of the site. This wetland was delineated by flags A1-A7 on the attached plan. It occurs along a terrace above the bank, but below a steep slope which extends up to the developed portion of the site, approximately 13 feet vertically above the elevation of the BVW.

Bordering Land Subject to Flooding (BLSF)

The project site is indicated by FEMA as being within the 100-year floodplain to Pye Brook. It is shown as an A-Zone with no elevation provided. The applicant has requested a Letter of Map Amendment (LOMA) from FEMA, since there appears to be a significant error in floodplain mapping of this area. The map indicates the house is in floodplain, yet the adjacent grade around the house is 15 feet above the stream elevation making it impossible for the floodplain to be located as mapped. It is hoped that the LOMA can be issued prior to the public hearing on this project.

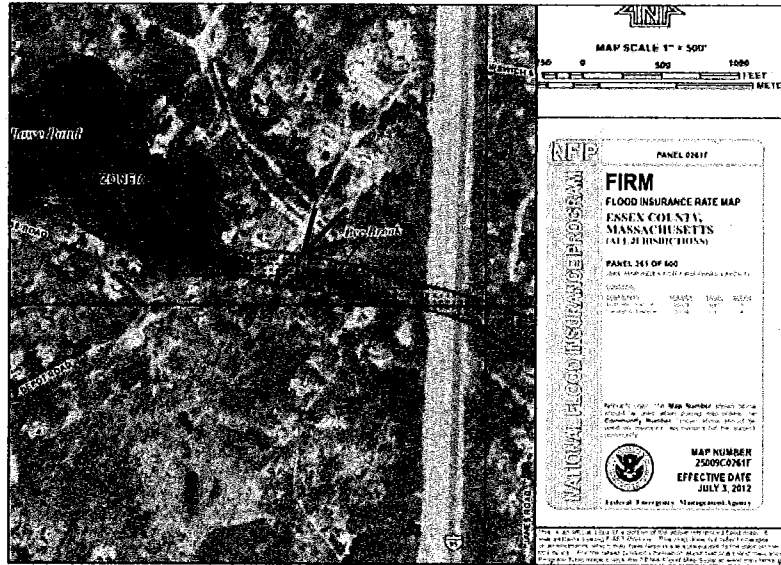


Fig. 2: FEMA Flood Map

Other Resources

The project site is not located within Estimated Habitat of Rare Wetlands Wildlife or Priority Habitat, as determined by reference to the Division of Fish and Wildlife, Natural Heritage and Endangered Species Program (NHESP) mapping available on MassGIS.

Performance Standards and Mitigation Measures

The construction of the proposed deck is within the 100-foot buffer zone to BVW described above, as well as the Riverfront Area to Pye Brook. This work is contained generally within the existing building envelope on an area of poor quality lawn. No trees are required to be cut. The loaming and seeding of the rear yard will provide a more durable cover vegetative cover over what is now partially bare ground which will minimize the potential for erosion and sedimentation of adjacent resource areas. Roof runoff from the existing dwelling is proposed to be directed to a stone drip edge to be constructed around the entire which will significantly improve infiltration.

Standard erosion controls consisting of staked straw wattles are proposed along the limit of work to prevent migration of sediment into wetlands during construction activities. Gaps in the wattles will be necessary to permit equipment access during construction but can be replaced at the end of each work day. It is anticipated that equipment and material will be stored primarily on the existing paved driveway.

A portion of the deck is located within the 75-foot No Construction Area to the BVW. However, this is an area that is previously disturbed adjacent to the existing dwelling and will not result in an adverse effect on the resource area.

Because of the location of Pye Brook on this lot, it is not possible to locate the project outside of the Riverfront Area. The location of the deck at the rear of the house is the only logical location for this structure. Work will not extend closer to the river than existing conditions nor affect vegetation that is significant to the protection of Riverfront Area.



Rear of existing house 2016