

Notice of Intent
Seekonk Ap 5, Lot 107
Heritage Heights, Lot 16A

Project Narrative

I. Introduction

This Notice of Intent is intended to address all work associated with the development of lot 16A in the Heritage Heights subdivision in Seekonk, Massachusetts.

The original Notice of Intent for Heritage Heights (SE 69-69) implied, but did not specify, the construction of a house and/or associated utilities within the 100 foot buffer zone on this parcel. A Request for a Determination of Applicability was filed for the proposed work on lot 16A, and a positive determination was issued by the Seekonk Conservation Commission on June 26, 1990.

The purpose of this submittal is to detail the proposed construction toward the end of obtaining an Order of Conditions permitting the project to proceed.

II. Existing Conditions

The subject lot is a 1.08+ acre parcel of land lying to the north and east of Marehaven Drive on a cul-de-sac, approximately 350 feet north of the intersection of Marehaven and Blacksmith Road, in the Heritage Heights subdivision in Seekonk Massachusetts. Heritage Heights is located between Miller Street and Willard Avenue in the southern part of town (see ID 2).

Topographically, the parcel slopes from west to east at an average grade of approximately 7%. Maximum elevation on the lot is around 46 in the north western corner near Miller Street and minimum elevation is 30 in the wetland. These elevations are based on NGVD 1929.

A Bordering Vegetated Wetland associated with Clear Run Brook occupies the eastern half of the parcel. This feature is classified on the National Wetlands Inventory Map for the area (East Providence Quadrangle, ID 6) as PF01 or palustrine, forested with deciduous vegetation. Much of the remainder of the site is within 100 feet of the wetland.

A portion of the lot has been filled and graded. The edge of the wetland occurs at the toe of the fill in the eastern part of the site and is defined by an existing siltation fence. The fill is legal and was allowed under D.E.P. file number SE 69-69 and the Army Corps of Engineers Nationwide Permit #26 (CENED-OD-R-29-89-0542, ID 9). The fill also received Water Quality Certification from the Massachusetts Division of Water Pollution Control (ID 8).

The Flood Insurance Rate Map for the southern part of Seekonk (panel 250063 0010A, ID 4) indicates that the eastern third of the site falls within zone A, or the 100 year floodplain. This upper limit of this resource area occurs at approximately the 30 contour and will not be impacted by the proposed project.

Original soils on the site were determined from the Bristol County Soil Survey, Northern Part. These consisted of Hinckley sandy loam, 3 to 8 % slopes in the upland and Birdsall silt loam in the wetland. The upland soils on the site are currently dominated by the sand and gravel fill, however the original wetland soil remains in place. An excerpt from the Bristol County Soil Survey and a detailed description of the original soils are contained in ID 5.

The Estimated Habitat Map of State-Listed Rare Wetlands Wildlife (East Providence Quadrangle, ID 7) shows the site lying well outside any protected habitat. Thus the provisions contained in 310 CMR 10.59 are not applicable to this filing.

III. Proposed Construction

It is proposed to construct a single family home, including portions of the utilities some grading, within 100 feet of the Bordering Vegetated Wetland.

The house will be a three bedroom, one and a half story raised ranch measuring 44 x 24 feet with a walkout basement. As shown on the Proposed Site Plan (ID 14), the closest part of the house will be at least 60 feet from the edge of the wetland.

The sanitary system was designed in conformance with Title V of the State Environmental Code (310 CMR 15.00) and was approved by the Seekonk Board of Health on November 28, 1989. The system lies entirely outside the 100 foot buffer zone and will have no impact on the resource area.

No work of any kind is proposed in the wetland. However, temporary and permanent measures to prevent erosion and siltation will be provided in accordance with applicable portions of section 7.3.4.6 of SERPDD guidelines. Specifically, hay bale erosion control will be installed prior to and be maintained during construction, as shown on ID 12 and 14. Areas exposed by stripping of soil will be protected with a covering of mulch and upon completion of construction the upland on site will be covered with loam and a permanent vegetative cover of grass will be established.

Project Narrative
Page Three

Every attempt has been made in this proposal to meet the performance standards contained in 310 CMR 10.00 and to eliminate any potential adverse impacts on the protected interests of the Massachusetts Wetlands Protection Act. It is hoped that this narrative adequately addresses any concerns regarding the project so that an Order of Conditions may be issued allowing the development to proceed.