

Notice of Intent
Seekonk Ap 5, Lot 102
Heritage Heights, Lot 11A

Project Narrative

I. Introduction

This Notice of Intent is intended to address all work associated with the development of lot 11A 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 11A, 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 0.64± acre parcel of land lying to the north of Blacksmith Road, approximately 400 feet east of Marehaven Drive, 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 south to north at an average grade of approximately 14%. Maximum elevation on the lot is around 44 in the south and minimum elevation is 30 in the north east. These elevations are based on NGVD 1929.

A Bordering Vegetated Wetland associated with Clear Run Brook occupies the north east corner of the parcel. This feature is classified by the National Wetlands Inventory Map for the area (East Providence Quadrangle, ID 6) as PF01 or palustrine, forested with deciduous vegetation. Most of the upland portion of the site is within 100 feet of the wetland.

The southern part of this lot has been filled and graded. The edge of the wetland occurs at the toe of the fill in the central portion 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).

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The Flood Insurance Rate Map for the southern part of Seekonk (panel 250003 0010A, ID 4) indicates that the north eastern part 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 and 8 to 15 % 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 a sanitary system and all utilities, within 100 feet of the Bordering Vegetated Wetland. No work of any kind is proposed in the resource area.

The house will be a three bedroom, one and a half story raised ranch measuring 24 X 44 feet with a walkout basement. As shown on the Proposed Site Plan (ID 13), the closest part of the house will be at least 43 feet from the edge of the wetland.

The sanitary system was designed in conformance with Title 5 of the State Environmental Code (310 CMR 15.00) and was approved by the Seekonk Board of Health on December 12, 1989. The closest part of the leaching field will be located approximately 55 feet from the wetland and an impervious clay barrier will be placed down gradient from the system lowering the bleed-out elevation and assuring that the effluent will have no effect on the resource area.

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 maintained during construction, as shown on ID 12 and 13. Areas exposed by stripping of soil will be protected with a covering of mulch and upon completion of construction the slope on the northern portion of the upland will be covered with a minimum of 4 inches of loam and a permanent vegetative cover of grass will be established.

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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.