

Summary of Issues – Herring Brook Meadow NOI Review

Town of Scituate – March 5, 2007, Conservation Commission Public Meeting
Horsley Witten Group, Inc.

The following summarizes the issues as defined in our Draft Review Letter dated February 28, 2007:

Wetlands

1. Based on our review and understanding of the project and our observations of the existing site conditions, we believe that this project will likely have adverse impacts to the land and water resources on the site, as well as adjacent land areas.
2. Recommend that the applicant provide additional details of the proposed mitigation for loss of Isolated Land Subject to Flooding (ILSF) in support of the performance standards.
3. ILSF likely qualifies as an Isolated Vegetated Wetlands (IVW) under the Federal *Clean Water Act* (33 U.S.C. 1251, *et seq.*); therefore, alteration of more than 5,000 s.f. of IVW will likely require additional permitting through other regulatory agencies (e.g., 401 Water Quality Certification and Massachusetts Environmental Policy Act, M.G.L. c. 30 §§ 61 through 62H).
4. The Commission should consider requesting the applicant to provide mitigation measures such as restoring native vegetation within a portion of the Riverfront Area, which would increase the capacity of this resource area its for infiltration and pollutant filtering.
5. Request that the applicant provide the Commission with data demonstrating how this project will meet performance standards within Section 10.38 of the Town of Scituate Wetlands Rules and Regulations regarding velocity zones (VE-Zones) and AE-Zones.
6. Consider the following recommendations from the No Adverse Impact in the Coastal Zone guidance by the Association of State Floodplain Managers (ASFM, November 2006) regarding activities within the floodplain and regulatory actions for managing these areas:
 - The bottom of the lowest horizontal structural member should be above the Base Flood Elevation (BFE; 10 ft.) and the structure should be built on piles or columns.
 - Freeboard, an additional height requirement above BFE, should be required for new development.
 - A qualified engineer or architect should certify the accuracy of elevated building foundations.
 - Lower area enclosures on buildings below the BFE should be limited.
7. Building within LSCSF should adhere to the State Building Code at 780 CMR 3107.
8. The applicant should provide text descriptions and a revised site plan, or document that a waiver has been granted or is appropriate and the justification of said waiver, that addresses the following zoning bylaw standard:

“The project does not adversely affect the natural environment to the detriment of community character and public health and safety. In particular, the project shall be so designed as to preserve the integrity of drinking water, ground water supply generally, floodplain, salt marshes and any other sensitive environmental features.”
9. Although it appears that no work will occur within designated habitat areas of *Rare Wildlife*, *Certified Vernal Pools*, and *Rare Species* (Natural Heritage Atlas, October 2006) the limits of these areas should be depicted on all sheets of the plan set.
10. Should the Commission ultimately accept the proposed Conservation Easement, we strongly recommend that the Commission ensure that this Conservation Easement include language regarding the preservation of this land area in perpetuity.
11. The stormwater management design criteria and compliance with the MA Stormwater Policy (see below) will be affected by the project falling within a Wellhead Protection Area Zone II.

Drainage

1. Recommend that the applicant conduct river study to demonstrate no adverse impact on neighboring properties due to the 7 vertical feet of fill in a coastal flood zone.
2. The following items are needed to complete the stormwater review:
 - Water quality volume calculations
 - Pipe calculations using the Rational Method
 - Proposed riprap aprons sizing calculations
 - The mean high tide and the mean high high tide elevations should be shown on the plans.
 - Construction details for the proposed retaining walls
3. The submitted calculations should be modified as follows:
 - HydroCAD drainage areas should include offsite contributing drainage areas
 - Use appropriate curve numbers (CNs) for wetlands in appropriate watersheds in HydroCAD
 - Sheet flow should be a maximum 50 feet for proposed time of concentration calculations in HydroCAD
 - "Woods-good," "Pasture-good," and "Grass-good" should be used for CN calculations (HydroCAD)
 - Street sweeping should be removed from TSS calculations unless additional information is provided
 - Runoff coefficients in the CDS calculations should be verified
4. Recommend that low impact, vegetated BMPs are utilized for treatment.
5. Water quality volumes should be calculated for 1-inch of runoff to comply with Standard 6 since property is in a Zone II drinking water supply area. Emergency containment or shutdown must be part of any BMP design in a Zone II.
6. Recommend that stormwater BMPs effective in pathogen removal are utilized since this site discharges to an impaired waterbody.
7. Applicant should provide calculations for recharge required on the site, the amount of recharge provided, and the locations of recharge areas to comply with Standard 3 of the MSWMP.
8. Erosion and sediment control methods and details are insufficient, and should be provided on a separate plan.
9. Applicant should demonstrate that site runoff will be safely conveyed without erosion or sedimentation.
10. Surface area and storage volume of the relocated ILSF should be shown on plans.
11. Recommend that native species are incorporated in the planting plan for this sensitive area.
12. More detail is needed for the O&M plan for stormwater BMPs:
 - Plan should be a comprehensive, legal document
 - Plan should consider the fiscal resources required and include budget for necessary costs
 - Snow storage locations need to be identified
 - Deep sump catch basins require mosquito control management