

	William G. Holt, PLS, RS, SE Land Surveying and Design Services 83 West Main Street, Merrimac MA 01860	#4 Lake Attitash Road (Map 71 Lot 72) ~ Amesbury, Raze and replace SFD includes utility re-connection and proposed parking area <i>Notice of Intent Project Narrative</i>
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#4 Lake Attitash Road (Map 72 Lot 71) ~ Amesbury

NARRATIVE PROJECT PURPOSE: **Notice of Intent for the razing and replacement** **of an existing Single Family Home**

The site is located at 4 Lake Attitash Road, and is largely developed and includes an existing single family home built in approximately 1900, with a 1085 s.f. building, and 1,260 s.f. impervious roof surface area. The existing lot has 32.97' of lake shore frontage, 12.25' of street frontage on Lake Attitash Road and 5,893 s.f. of lot area. This is an existing pre-existing non-conforming lot, and is exempt from enforcement, as it was created prior to the adoption of the zoning ordinance.

There is no parking area on the lot and parking currently occurs in the private 22' wide ROW to the right of the lot and to some extent on the front lawn. There are a few mature trees located on the property, which are shown on the plan, and some woodland areas to the south beyond the adjacent developed lot. A maintained grass lawn and landscaping cover the majority of the lot (4,673 s.f.), and there is some fencing along the perimeter boundary as shown on the site plan.

Access is from Lake Attitash Road and a private ROW 22' in width. The lot has municipal utility services available for electric, water and sewer and all are currently in use and connected to the existing home. The overall terrain is fairly level, and has a gentle slope throughout the site, from the roadway down to the back of the property along the bank of Lake Attitash. Wetlands resources areas have been delineated along the bank of the lake and are depicted as wetlands flags A1 to A7, as shown on the site plan and is fairly consistent with the significant grade change that occurs at the edge of the lawn area.

The applicant is proposing to raze the existing 1085 s.f. (1,260 s.f. roof footprint) home and reconstruct a 1080 s.f. (1,120 roof footprint) home in the same location. The existing municipal utilities (water, sewer and electric) services as shown on the site plan, will be maintained and reconnected in accordance with state and local regulations and specifications. Roof runoff from the new dwelling will be collected by gutters and downspouts, and directed to plastic chamber drywells sized for the first 1" of runoff. The existing elevations on the site will be maintained, as there is little to no grade changes proposed on the, with only minor grade (0.1 to 0.3') adjustments occurring during final landscape grading and seeding of the lawn disturbed during construction. These minimal grade changes cannot be represented by proposed contour lines.

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The applicant proposes to create a dedicated one car parking area (234 s.f.) at the front of the property, which is located outside the 100 foot buffer to the resource area. The applicant proposes to install a two foot wide, 46 feet long, two foot depth infiltration trench along the proposed parking area, designed to accommodate the first flush of runoff (1”) during rain events.

The total land disturbance within the 100 foot buffer to the resource area will be 3,598 s.f. of area. The wetlands resources will be protected by the installation of erosion controls at the limit of the proposed work area as depicted on the proposed site plan. There will be no alteration of a wetland resource area and no loss of 100 year flood plain volume.

Runoff from impervious surfaces will be directed to infiltration measures designed to hold and infiltrate the first 1” in a static model (neglecting infiltration rate), and will drain within 24 hours upon completion of the rainfall event. The overall total temporary disturbance area within the 100 foot buffer is approximately 3,598 s.f. No new impervious area are located within the 100 foot buffer (a reduction of 140 s.f. of building roof area is proposed) and infiltration of the first inch of rainfall is proposed.

RESOURCE IDENTIFICATION:

Bordering vegetated wetlands (BVW) on and near the site shown as wetland flags A1 to A7; were delineated by others and shown on a site plan of the property dated February 2025; prepared by Winter GEC. During our survey the location from that plan was observed to be consistent with the actual bank of the lake and the limit of the existing upland lawn area, as shown on the current site plans prepared by WGH Land Survey and Design. The 100’ buffer to the B.V.W. resource, is depicted and labeled. FEMA has established a Stillwater 100 year floodplain elevation for Lake Attitash at this location of 97.3’ NAVD 1988 datum. The 100 year floodplain line is depicted on the existing and proposed condition plan. The lowest adjacent grade around the existing and proposed reconstructed home is 98.3’. There are no perennial streams located within 200’ of the proposed site. From inspection of the most current NHESP Habitat maps, it has been determined that the site is NOT located within the estimated habitat for rare or endangered species.

POTENTIAL IMPACT to IDENTIFIED RESOURCE AREAS:

The proposed limits of construction work are confined to the adjacent upland areas located within the 100’ BVW buffer. No work within the BVW is proposed, therefore the proposed project will not alter any of the identified resource areas. The proposed project is estimated to temporarily alter 3,598 S.F. of area within the 100’ buffer zone to the BVW to construct the replacement system for the existing single family house. It is proposed that all disturbed areas will be stabilized using BMP’s during construction with final stabilization and restoration occurring at the completion of the project.

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MITIGATION MEASURES IMPLEMENTED:

The installation of temporary erosion control (TEC) devices such as silt fencing and staked straw bales or 12" diam. straw wattle (silt socks), placed as indicated on the site plans, will assist in mitigating the potential effects of erosion and sedimentation during construction. itthin the development during construction and until soil stabilization has occurred.

Discharge from dewatering of utility trenches if needed, will be treated with the use of a proprietary sediment removal device (such as a Dandy bag) or other methods approved by the Commission. Petroleum absorbent pads will be kept on hand in the event of spillage during re-fueling procedures, which will take place outside of the 100' buffer. Storage of construction equipment will be located beyond the limit of the 100' buffer or a protected area designated by Commission or its Agent.

Impact to these resource areas will be limited to the minimal temporary disturbances commonly associated with the construction activities undertaken to construct the proposed septic system replacement and utilities, which as previously indicated will be mitigated through the use of temporary erosion control (T.E.C.) devices, installed prior to commencement of work, as depicted on the accompanying site drawings. These TEC devices will be maintained in place until slope stabilization has been reached. Soils removed from the disturbed areas may be removed from the site, if stored on site, they will be stockpiled, and protected with hay bale and silt fence erosion controls as shown on the plans. Final restoration of the disturbed areas will be accomplished initially by re-grading the area by mechanically replacing the previously removed top soil. Finer grading will be performed by hand, with rakes and shovels. Placement of mulch, jute matting, or similar grade stabilization measures will be implemented on all slopes of 3:1 or greater, preventing potential impact to, or loss of, the resource areas.

SUMMARY:

This proposal is limited in scope to work within the 100' buffer for the construction of portion of the stormwater management roof drywell, portions of the dwelling, and, portions of the site grading required on Lot 8, with NO loss of resource area proposed.

The project constructed as proposed, with the necessary temporary and long term construction Best Management Procedures (BMP's) in place, preservation of adequate vegetated buffers, and restoration and stabilization of disturbed upland areas, will assure the continued stability of the site, and maintenance of the runoff water quality, thereby protecting the resource areas associated within and adjacent to the site.

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