

Project Narrative for Proposed Site Improvements
14 Lake Attitash Road, Amesbury, Ma. 01913
Dated: February 23, 2025

Site Location & Description

The subject site is a parcel of land, approximately 6,490 SF in size, which contains a single-family residential structure, one shed, a paved driveway, a turf lawn, and landscape areas. The site is located directly on the waterbody known as Lake Attitash on the westerly side of Lake Attitash road approximately 1,700-ft south of the intersection with Beech Lane.

Project Description

The applicant(s), Kyle Cahoon and Ivana Garside, propose construction activities within an area subject to the Massachusetts Wetlands Protection Act which are subject to review and approval by the Amesbury Conservation Commission and the State of Massachusetts Department of Environmental Protection.

Construction activities proposed include the removal of a small section of existing pavement, the demolition/reconstruction and reorientation of the existing stairs to the second story, and the construction of a new addition on a slab supported foundation. None of the proposed activities shall result in a significant change in impervious surfaces and will result in no negative impacts to the resource areas.

All work shall be performed in accordance with the attached project plans, the approved order of conditions and shall comply with any, and all state and local requirements.

Resource Area Delineation Methodology

In December of 2024 MEI conducted an extensive review of existing aerial mapping, completed an initial site walk, and performed an on-ground field survey at which time it was determined that the following resource areas existed onsite or in close proximity:

- 1) Adjacent to: Bank (310 CMR 10.54 & AWR 18.2)
- 2) Adjacent to: Land Under Water Bodies & Waterways (310 CMR 10.56 & AWR 17.1)
- 3) Adjacent to: Land Subject to Flooding (310 CMR 10.57 & AWR 18.0) **
- 4) On or Within: Buffer Zone (AWR 20.0)

** FEMA Special Flood Hazard Zone X (Area of Minimal Flood Hazard) as shown on FEMA Map 25009C0101F, dated July 3, 2012

Compliance with Performance Standards & Presumption of Significance

The applicant acknowledges that the resource areas identified above are present on their site and are significant to storm damage prevention and the protection of the wetland values listed in Massachusetts Wetlands Protection Act. Compliance, to the maximum extent feasible, with those performance standards has been demonstrated as follows:

Bank (310 CMR 10.54) & AWR 18.2

In accordance with 310 CMR 10.54, banks are likely to be significant to public or private water supply, to ground water supply, to flood control, to storm damage prevention, to the prevention of pollution and to the protection of fisheries and wildlife habitat. Where Banks are composed of concrete, asphalt or other artificial impervious material, said Banks are likely to be significant to flood control and storm damage prevention.

In accordance with the definition and delineation methodology contained within the Massachusetts Wetlands Protection Act, it has been determined that none of the proposed construction activities are located within or are likely to have direct or indirect impacts on this regulated resource area. It is our professional opinion that work proposed is in compliance with the general performance standards listed in 310 CMR 10.54(4) as the proposed construction activities will 1) not impair the physical stability of the bank, 2) will not impair the water carrying capacity of the existing lake adjacent to the bank, 3) will not impair the ground water and surface water quality, 4) will not impair the capacity of the bank to provide breeding habitat, escape, cover, and food for fisheries, and 5) will not impair the capacity of the bank to provide important wildlife habitat functions. No construction activities have been proposed, which would directly or indirectly have an increased adverse effect on the productivity or functionality of the bank.

Land Under Water Bodies & Waterways (310 CMR 10.56 & AWR 17.1)

In accordance with 310 CMR 10.56, Land Under Water Bodies and Waterways is likely to be significant to public and private water supply, to ground water supply, to flood control, to storm damage prevention, to prevention of pollution and to protection of fisheries and wildlife habitat. Where such land is composed of concrete, asphalt or other artificial impervious material, said land is likely to be significant to flood control and storm damage prevention. Where Land under Water Bodies and Waterways is composed of pervious material, such land represents a point of exchange between surface and ground water. The physical nature of Land under Water Bodies and Waterways

In accordance with the definition and delineation methodology contained within the Massachusetts Wetlands Protection Act, it has been determined that none of the proposed construction activities are located within or are likely to have direct or indirect impacts on this regulated resource area. It is our professional opinion that work proposed is in compliance with the general performance standards listed in 310 CMR 10.56(4) as the proposed construction activities will 1) will not impair the water carrying capacity of the existing LUWB&W, 2) will not impair the ground and surface water quality, 3) will not impair the capacity of LUWB&W to provide breeding habitat, escape, cover, and food for fisheries, and 4) will not impair the capacity of LUWB&W to provide important wildlife habitat functions. No construction activities have been proposed which would directly or indirectly have an increased adverse effect on the productivity or functionality of the LUWB&W.

Land Subject Flooding (310 CMR 10.57 & AWR 18.0)

In accordance with 310 CMR 10.57, Bordering Land Subject to Flooding is an area which floods from a rise in a bordering waterway or water body. Such areas are likely to be significant to flood control and storm damage prevention. Bordering Land Subject to Flooding provides a temporary

storage area for flood water which has overtopped the bank of the main channel of a creek, river or stream or the basin of a pond or lake. Certain portions of Bordering Land Subject to Flooding are also likely to be significant to the protection of wildlife habitat.

In accordance with the definition and delineation methodology contained within the Massachusetts Wetlands Protection Act, it has been determined that none of the proposed construction activities are located within or are likely to have direct or indirect impacts on this regulated resource area. It is our professional opinion that work proposed is in compliance with the general performance standards listed in 310 CMR 10.57(4) as the proposed construction activities will 1) will not result in any reduction or loss of existing flood storage, 2) will not restrict flows or cause an increase in flood stage or velocity, 3) will not impair the capacity to provide important wildlife habitat functions, and 4) will not have any adverse effect on specified wildlife habitat sites of rare vertebrate or invertebrate species.

Erosion and Sedimentation Control Measures

Erosion and sediment control shall be established through the installation of a mulch filled silt sock (or approved equal) in accordance with the location provided on the attached design plan and any special conditions found in the approved Order of Conditions document.

Preliminary Construction Schedule
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The following construction schedule is provided as a guide to help ensure proper compliance with the conservation commission approval. The contractor shall always keep a copy of the approved plans and the approved order of conditions onsite and available for inspection while work is being performed. Any changes to construction or this schedule should be discussed with the design engineer, project architect, and the conservation commission agent prior to implementing the change to ensure proper compliance with the approval and all code requirements. If there is a conflict between the details in this document, the approved plans, and the approved order of conditions issued by the Conservation Commission, the order of conditions shall supersede and be adhered to at all times.

- 1) Contractor and/or homeowner shall complete all pre-construction site prep work needed prior to beginning construction activities. This includes, but may not be limited to, posting DEP file number on appropriately sized sign, installation of all approved erosion control measures or construction barricades (if either are required), contacting all utility companies and Digsafe to ensure all services are properly marked out and, if required, turned off or disconnected.
- 2) Contractor and/or homeowner shall contact the Conservation Commission Agent by calling (978) 388-8110 to schedule a pre-construction site walk to inspect any construction fencing or erosion control installation (if either are required) and discuss any special conditions and/or questions pertaining to the approval including any limitations on time of the year that work can be complete.
- 3) Contractor and/or homeowner shall begin removal of existing pavement, stairs, and properly dispose of all debris offsite in accordance with all federal, state, and local requirements. Should any materials need to be stored onsite they shall be stockpiled at least 50-ft away from the edge of the lake and covered with a tarp during all storm events.
- 4) Upon completion of all construction activities and site stabilization the homeowner shall turn in an As-Built plan and a request for a certificate of compliance stamped by a professional engineer or land surveyor. This request shall include a letter from the engineer or land surveyor pointing out all the inconsistencies with the approved design plan and with what is presented on the As-Built plans.