

# Description of Work

## **Notice of Intent Filing**

12 Clyde Terrace  
Arlington, MA

### HISTORY

This Notice of Intent is being submitted under the Arlington Wetlands Protection Bylaw (Article 8). The project was issued a Superseding Order of Conditions (SOC) issued by the Massachusetts Department of Environmental Protection on February 21, 2017, and this Order remains valid until 2020. In the SOC, the Department determined that the project “does not propose the alteration of any Bordering Vegetated Wetlands, nor will the work proposed impact the function of the off-site Bordering Vegetated Wetlands in other than a positive way.”

After a series of subsequent discussions with the Arlington Conservation Commission, the applicant has modified the proposed site plan to add an additional foot of separation between the proposed dwelling and the off - site wetland. Other improvements to the site plan, made at the request of the Commission, include changes to the proposed planting plan to include a more diverse plant community within sensitive portions of the Adjacent Upland Resource Areas. These modifications were detailed in a Settlement Agreement between the applicant and the Conservation Commission in June of 2017.

### EXISTING CONDITIONS

The 12 Clyde Terrace property consists of an existing single family house located on the northeast side of Clyde Terrace, to the south of a system of vegetated wetlands. Currently, the site contains a single family home, paved driveway, and appurtenant landscaping (including a paved patio and inground swimming pool). The existing landscaping to the rear of the dwelling (closest to the wetlands system) is largely impervious due to the pool and appurtenant patios. The following photos show the front, side and rear yards of the dwelling:





Much of the ground surface outside of the patio is hardscaped, as well, and can be seen in the photos below:



Vegetation within the yard area is located primarily at the perimeter of the lot, and consists of landscaping materials such as Rhododendron (*Rhododendron maximus*); Arbor vitae; Yew (*Taxus Canadensis*) and Red Cedar (*Juniperus virginiana*). The following photos show some of these overgrown plantings, along the rear lot line:





## WETLANDS DELINEATION

### Wetland Resource Areas on the Lot

The wetlands on the property were delineated by Mary Trudeau in the early spring of 2016. Statutory wetlands adjacent to, the property include Bordering Vegetated Wetlands. While the wetlands are contained on existing and adjacent properties, the edge of the wetland system was delineated and buffer zones calculated from this delineation. The delineation was affirmed in the Superseding Order of Conditions issued by the Mass DEP in February of 2017. This delineation will remain valid through the three year life of the SOC.

The following photo is characteristic of the wetlands system near this property, the photo on the right shows the rear of the larger shed at the 12 Clyde Terrace property (right hand side of photo):







## WORK INCLUDED IN THE NOTICE OF INTENT

### Demolition and Reconstruction of a Single Family Dwelling

Work included in this Notice of Intent consists of the demolition of the existing single family dwelling; and the subsequent reconstruction of a single family home. The application includes the removal (and filling) of the existing inground swimming pool; demolition of the two appurtenant sheds; and the removal of the entire concrete pool patio.

Siting of the proposed house footprint was done with consideration of the existing zoning setbacks, as well as the Arlington Conservation Commissions local wetlands regulations. The proposed dwelling will be located more than forty (40) feet from the intermittent flow to the east. and more than seventy (70) feet from the closest point to the Bordering Vegetated Wetlands delineated on the Town lands to the north.

The proposed dwelling has a foundation footprint of approximately 1372 square feet (19.7% of the lot). As the site currently has an existing dwelling and paved surfaces, resulting in approximately 3829 square feet of impervious cover (of the lot), the new work (2171 square feet of impervious surface) represents approximate a (56%) REDUCTION in impervious cover within one hundred feet of the wetlands to the north.

The application includes both preservation of existing landscape vegetation and the replanting of native vegetation along the northeastern property line. This work will create a vegetated buffer of native woody and herbaceous plants within the (25') foot buffer zone. The applicant has agreed

to install Berntsen Feno markers, at the upper edge of the 25 foot buffer zone, permanently demarcating the edge of the proposed Habitat Restoration area

## MITIGATING MEASURES

### EROSION AND SEDIMENTATION CONTROLS

Prior to any construction on the site, the limit of work line will be created through the use of a filter soxx filled with composted wood mulch. The controls will be used to insulate the various work areas from the down gradient wetlands, and will be maintained throughout the construction process. It is expected that a filter soxx will be set along the 25 foot buffer zone, as well as along the rear property line. As work areas vary during the construction, additional check dams and barriers may need to be added to protect recently graded areas. A detail of the installation has been included in the site plans for the project.

The existing paved driveway will be maintained throughout the construction period to provide both an access point for vehicles, and short term storage for soils excavated for the new foundation. A second, longer term, stockpile area has been established with a stone apron in a non jurisdictional area at the southeast corner of the property.

Stockpile areas will be established above the jurisdictional buffer zone. While the proposed foundation work will result in temporary or short term stockpiles of earth materials, the applicant will have erosion controls between stockpiles and the remnants of the existing grassed lawn area between the work area and the vegetated wetlands. Stockpiles will be bounded by staked straw bales or wattles, and excess soil materials will be hauled from the site. The surface of the work area will be loamed, planted and/or hydro seeded at the completion of the construction, and erosion controls maintained throughout the winter months.