



Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner 
DATE: February 7, 2019
SUBJ: February 13, 2019 Conservation Commission Meeting

50 Pleasant Point Drive

This application for improvements on the residential lot including construction of an attached garage, construction of a breezeway, remodel of the existing home, relocation of the driveway a deck addition and associated landscaping.

According to *Article 10 Section 10.1017.50* the applicant must satisfy the following conditions for approval of this project.

- 1. The land is reasonably suited to the use activity or alteration.* The overall project proposes a net reduction in impervious surface in the 100' tidal buffer zone and includes a wetland buffer planting plan which should enhance the function of the wetland buffer.
- 2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The existing home is completely within the wetland buffer and there is not sufficient room on the lot to relocate all the impacts outside of the wetland buffer. The proposed location of the new garage and other improvements have been developed to reduce the impacts to the 100' wetland buffer.
- 3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed project represents a reduction in impervious surface and should result in a slightly enhanced wetland buffer on the site due to the new buffer plantings in the shoreline area. It is not clear on the plan how the tidal buffer plantings will be installed. Will there be erosion control measures needed for this work? Given its close proximity to the saltmarsh edge care should be taken to reduce any impacts to this area.
- 4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The design does not call for the removal a natural buffer area but the application does propose the removal of three trees due to the proximity to the existing house and proposed garage.
- 5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* Overall this proposal has taken a number of positive steps to reduce impervious surface on the site and improve buffer function through new plantings and the proposal is an effort to reduce adverse impacts making this a less impacting alternative.
- 6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The proposal includes a buffer plating area of 567 square feet in an area which is currently lawn.

Recommendation: Staff recommends approval of this application as presented.

428 Route 1 Bypass

This project proposes to redevelop existing lots for residential living space and includes office and retail space. The application includes stormwater management improvements and improvements to the buffer area adjacent to Hodgson Brook.

According to *Article 10 Section 10.1017.50* the applicant must satisfy the following conditions for approval of this project.

1. *The land is reasonably suited to the use activity or alteration.* The overall project proposes a reduction in impervious surface in the 100' wetland buffer zone, plans to remove invasive species and improve stormwater treatment on the site. However, the plans are lacking in details of how the work will be completed and other than generalized plans there is no details of how the work will be accomplished.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The existing project is to remove some of the paved area to outside of the wetland buffer and enhance the area along the edge of Hodgson Brook. This is conceptually positive but it is unclear how the work will be accomplished, there are no details of the trail design and stormwater system design proposed in the buffer.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed project represents a reduction in impervious surface and should result in an enhanced wetland buffer on the site due to the new buffer plantings in the shoreline area. However, details of how erosion control will take place the details of the stormwater systems and native plantings planting plan will help evaluate the application.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The design calls for removing invasive species and other work along the bank of Hodgson Brook but detailed plans are needed to evaluate this work along with the erosion control measures proposed where large areas of vegetation are being removed. In particular, a planting plan showing where the native plantings are proposed is necessary to fully evaluate this application.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* Overall this project proposes a number of positive steps by reducing impervious surface on the site providing stormwater treatment where there is none today and providing native plantings in the wetland buffer. However, more detailed plans are needed to fully evaluate this application.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The proposal includes extensive invasive removal and native buffer plantings but a detailed plan is needed to review this work.

Recommendation: Staff recommends the applicant provide more detailed plans so the application can be more fully evaluated.