

# Memo

TO: Conservation Commission Members  
FROM: Peter Britz, Environmental Planner  
DATE: June 11, 2020  
SUBJ: June 17, 2020 Conservation Commission Meeting



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## 480 FW Hartford Drive

This is a deck repair and expansion project located in an inland wetland buffer.

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 impacts proposed from this project are for a redesign and replacement of an existing deck in the rear yard at the property at 480 FW Hartford. Given that this project is approximately 88 feet from the edge of wetland and the proposed project will include crushed stone beneath the proposed deck the land is reasonably suited to the proposed use.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The deck is in need of repair or replacement. The proposed deck is a different design and larger than what exists today but is in the most feasible location for a deck on this property.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The way the project is designed the potential for impact is from the loss of vegetation and runoff from the proposed deck. Given the area where the deck is proposed is lawn and the deck is proposed over crushed stone there should be no adverse impacts on the wetland functional values.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The project is primarily within a lawn area and the only vegetation impacted will be existing lawn.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed project has been designed to reduce the potential stormwater impacts and therefore should not create adverse impacts to the site.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant has not proposed any plantings in the vegetated buffer strip, however there is a fairly small lawn area in the buffer.

**Recommendation:** Staff recommends approval of this project as proposed.

**Result:** The Conservation Commission voted unanimously (with one abstention) to approve this application with two stipulations:

- 1) That native buffer vegetation is planted close to the new deck between the deck and the wetland area.

2) That erosion control measures are put in place before the project commences.

**Note:** I spoke with Brenda from TF Moran and let her know that she can show the areas proposed for planting and area for erosion control measures but that I would review and approve a final plan showing specific plantings and erosion control for the file.

### 32 Monteith Street

This application is to remove an existing garage and shed and add a new garage of 657 square feet, a new addition of 495 square feet and a new deck of 285 square feet. Overall this application represents a reduction of impervious surface in the wetland buffer from 2,228 to 2,152 square feet.

1. *The land is reasonably suited to the use activity or alteration.* The impacts proposed from this project are due to a proposed extensive remodel of the house and garage. While the configuration is different the overall impact is a slight reduction of impervious surface on the site.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The applicant is utilizing the part of the property most distant from the edge of wetland to achieve their construction goals.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* If the applicant is careful to install and monitor erosion controls as they construct the project and stabilize the site before the erosion controls are removed this project should not have a negative impact on the wetland values.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The project is primarily within an existing development footprint and lawn area. While there will be disturbance during construction the lawn areas will be replaced and the applicant is proposing to include additional plantings in the vegetated buffer strip.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed project will cause a number of temporary disturbances. It is important that the erosion control measures are kept in place to insure there is no flow of sediment from the site. If these measures are carefully monitored this alternative should not cause adverse impacts.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant will be planting quite an extensive buffer area as shown on the plan.

**Recommendation:** Staff recommends approval of this project as proposed.

**Result:** The Conservation Commission unanimously voted to approve this project with three stipulations:

- 1) Provide overflow capacity for the proposed rain barrels such as a stone infiltration trench, French drain or dry well.
- 2) Move buffer plantings to an area in the lawn on the top of the bank.
- 3) Use silviculture best practices in protecting Ash tree and its roots to try and preserve this tree.

**Note:** I will review the revised plan to confirm that the stipulations have been satisfied.