

# Memo

TO: Conservation Commission Members  
FROM: Peter Britz, Environmental Planner  
DATE: June 6, 2020  
SUBJ: June 10, 2020 Conservation Commission Meeting



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## 185 Edmond Avenue

This is a drainage improvement project to repair a drainage line connecting two wetland/drainage areas.

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 all temporary. A new headwall will be installed along with new sections of pipe and a new drainage catch-basin where the drain pipe changes direction. The area is suited to the activity since it is where the existing drainage currently is located.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* Given that this is all replacement work and all temporary impacts this is the most reasonable location for the work.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* Given the temporary nature of this project there will be no adverse impact from this project.
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 which does include several small trees and lilac bushes. The trees and lilac bushes that are located over the existing drainage pipe or in the area where the excavator needs to access the site will be relocated upon completion of the project.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The proposed project requires only temporary 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 a wetland seed mix on the bank closest to the wetland and standard seed mix on other upland/lawn areas.

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

## 105 Bartlett Street

This proposed project consists of two multi-family apartment buildings with basement level parking and one mixed use building with first floor office and upper story apartments. The project proposes 174 dwelling

units in total. The proposed development includes 48% open space which includes a greenway park between the proposed buildings A&B. This project will include the proposed North Mill Pond Greenway and vegetated buffer in the 50 foot easement area along the water.

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.* This project is located in an area along the North Mill Pond that has long gone without site maintenance and includes derelict structures gravel areas and invasive species. Given that this area has not been maintained and there are opportunities for site enhancement, the land is reasonably suited to the proposed use. However, the first 50 feet from the Highest Observable Tide Line (HOTL) will need to be designed and included in the application so that the North Mill Pond Greenway Trail is completed in conjunction with this project.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The location has been selected as it is an unused railroad area which has not been maintained. The applicant sees this area as ready for redevelopment and has provided a feasible approach for that development with the exception of the easement area which still needs to be included in the application.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* Overall this plan does appear to improve the derelict site conditions and looks to enhance the area generally given its current condition. However, there is quite a large amount of impervious surface proposed which must be balanced with the site improvements and protection of water quality and buffer areas of the North Mill Pond. According to the City Zoning Ordinance Article 10 section 10.1017.25 A wetland buffer enhancement plan should be developed to describe in detail how the wetland buffer will be improved by this project. The site plan provided does include a landscape plan which shows some buffer enhancement beyond the 50 foot line. Much of the enhancement between the 50' line and the HOTL still needs to have a finalized design and be constructed with this project. The site if constructed as proposed does have the potential to reduce adverse impacts from what exists today.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The proposed project will be impacting natural vegetation but those areas include areas of gravel, invasive species and existing buildings some derelict.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The applicant has worked to enhance the site and overall impacts from the project. Additionally, the applicant should discuss contaminated soils and materials, if any, that have been found in site investigations and steps that are being taken to insure that contaminated materials will not be introduced to the area or the pond through excavation for the site. Given the 50' buffer where the North Mill Pond Greenway will be designed, and given that stormwater treatment will be included where none exists today this project has so far developed a design which appears to reduce the adverse impacts from the site today.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The applicant has a landscape plan in the area starting at 50' from the Highest Observable tideline or beyond the easement area to be provided to the City. The design of the first 50 feet from the HOTL will allow for a significant vegetated buffer to remain and will provide public access along the water on this site.

**Recommendation:** Staff recommends that this application be postponed until a design for the North Mill Pond Trail and vegetated buffer has been completed.