



Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner
DATE: October 8, 2021
SUBJ: October 13, 2021 Conservation Commission Meeting

North Mill Pond Greenway

The City is planning a public park with greenway trail. This project is proposed on property owned by the City and includes flood mitigation, invasive species removal, shoreline enhancements including a living shoreline project. The Conservation Commission has reviewed this project a number of times, most recently with the State Wetland permit application for the same area.

1. The land is reasonably suited to the use activity or alteration.

The proposed project is in an area which is in need of restoration due to the large amount of debris and invasive vegetation. A restoration and public access project is well suited to his location.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

The entire property is within the 100' wetland buffer therefore there is no location outside of the buffer that is feasible for this work.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

This project is planned as a restoration project therefore there are no adverse impacts proposed but a number of improvements to the 100' wetland buffer.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

There is no construction on this site other than a porous pavement path and a low boardwalk with openings for light and plants. There will be intertidal structural support for the living shoreline component as well. The goal of the project is to restore the site and to provide flood resilience on the site.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

This is a restoration project which not only restores the site but is responsive to future climate impacts providing resilience to the property.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

The applicant is proposing to restore a tidal wetland buffer area to a more natural state through plantings or native vegetation protection of the shoreline from erosion and monitoring for future protection.

Recommendation: Staff recommends approval of this project as presented.

325 Little Harbor Road

This project proposes to construct a new home within the 100' tidal buffer zone. There is a number of other landscape elements and structures proposed in the wetland buffer along with an extensive restoration of native species and removal of pavement and lawn areas. This is a very complicated coastal project which requires a site visit to simply understand the scope and intention of the applicant.

Recommendation: Staff recommends that a site visit be planned to have a presentation in the field of the various components of the project. In addition staff recommends that the applicant begin with a work session to allow the Conservation Commission to ask questions and have a dialogue with the applicant to better understand the project before having to take a vote on the Conditional Use Permit Application.