



# Memo

TO: Conservation Commission Members  
FROM: Peter Britz, Environmental Planner  
DATE: April 9, 2022  
SUBJ: April 13, 2022 Conservation Commission Meeting

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## 213 Jones Avenue

This application was postponed at the March meeting. Since that time the applicant has changed the design from a detention pond to a berm on a residential property to accommodate the runoff from the site and insure the stormwater flow from the site does not increase flow to the City's 15 inch culvert pipe under Jones Avenue.

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

The previous project proposed a detention basin in the buffer where this project proposes to build a berm to capture the same area of stormwater runoff. The berm will essentially utilize the rear yard as a detention area to minimize the outflow from the culvert

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

This is the second design for detaining the stormwater from the site. The applicant has stated that due to the topography and limited area on the site for detention this is the best location. There is grading and stone riprap proposed as an emergency spillway if the earthen berm is filled to capacity.

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

The proposed berm and detention area is all earthen with no impervious surface. The area where the berm is proposed will be vegetated and provide some limited habitat and water quality function to the adjacent wetland similar to how it exists today.

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

The applicant has limited their impact to the buffer by changing the design to one that appears to work with the landscape of the site better. It will require some earthwork and could pond water during rain events but overall there should be limited impact to the vegetation on the site and no new impervious surfaces in the buffer. In fact, the proposed plantings will enhance the buffer for wildlife and water quality above how it currently functions.

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

The proposed berm design appears to reduce the impact a great deal while succeeding in the goal of not increasing flow to the city's 15 inch culvert pipe under Jones Avenue. The plantings proposed should result in a net benefit for the wetland buffer.

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

The applicant is proposing an extensive planting plan to enhance the buffer on the site.

**Recommendation:** Staff recommends approval of the project as presented.