



Memo

TO: Conservation Commission Members
FROM: Kate Homet, Associate Environmental Planner
Peter Britz, Environmental Planner
DATE: August 3, 2022
SUBJ: August 10, 2022 Conservation Commission Meeting

Site Address
1465 Woodbury Avenue
Bromley Portsmouth LLC and RCQ Portsmouth LLC c/o Quincy & Co Inc., Owner
Map 215, Lot 3 (LU-22-149)

Description:

Applicant is proposing to demolish the existing schoolhouse restaurant building on this property along with its associated parking and utilities. The application indicates that the total wetland buffer area on the lot is 164,700 square feet and the total buffer area to be disturbed is 4,760 square feet. They are proposing to remove an unspecified amount of impervious surface and structures and will be replacing with lawn. The northern portion of this site is located within the 100' buffer. They are proposing hydro-seeding and regrading of certain sections of the site along with a small fence addition to close off the existing driveway from Commerce Way.

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

Applicant is proposing to remove existing impervious surfaces and buildings in and around the 100' buffer and will replace with pervious cover.

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

Applicant is proposing an overall net positive impact to the wetland buffer by removing existing impervious coverage of the buffer and replacing with pervious coverage.

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

While current impervious impacts are proposed to be replaced with pervious material, there is currently no evaluation of the wetland functions and values. However, overall the removal of impervious to be replaced with lawn should result in a net benefit. With the addition of buffer plantings including trees and/or shrubs, the site would be further enhanced. Additionally, the applicant should assure that stormwater will be contained on site.

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

Currently no natural vegetative state on the site plan that could be altered or disturbed. The buffer will be restored to lawn.

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

Applicant's plans show they are planning to remove all existing impervious surface on the site and will replace with pervious area. This should aid in stormwater and runoff control and if the proper plantings are used, will help restore a section of the wetland buffer.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible. Site plan appears to show no demolition and/or construction activity within the 25' buffer.

Recommendation: Staff recommends approval of the project with the following stipulations:

That the applicant shall provide details to describe where stormwater will go and include assurance that no stormwater flows off-site.

The applicant provide additional plantings to be show on a wetland buffer enhancement plan as per section 10.1017.25.