



Memo

TO: Conservation Commission Members
FROM: Peter Britz, Environmental Planner
DATE: December 3, 2021
SUBJ: December 8, 2021 Conservation Commission Meeting

1054 Banfield Road
Sharry McDermith, Owner

This application is to expand an existing building located in the 100' inland wetland buffer.

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

The proposed project is to expand the size of the breezeway and garage. The proposed plan will increase the amount of building in the buffer by 270 square feet for the breezeway and 72 square feet for the garage for a total building in size increase of 342 square feet. While this is all new work in the buffer the proposal is to remove the asphalt for the area of work so there will be a reduction in paved surface by the same amount or 342 square feet. The balance, if constructed properly, will amount to a small net improvement where pavement which currently accommodates automobiles will be replaced by roof surface.

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

Almost 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 does not show an erosion control plan or how the construction will be accomplished. If the applicant installs adequate erosion control measures the site should not be impacted by this project.

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

The new construction on the site is proposed completely in a developed area. There is no impact to the natural vegetation or managed woodland proposed with this project.

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

The construction portion of the project could be seen as a net benefit given the impervious is going from driveway or asphalt pavement to roof surface.

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 significant area of the buffer by replacing lawn with shrubs. This area is at the edge of the wetland and could provide habitat and potential water filtration for stormwater runoff from the lawn area.

Recommendation: Staff recommends approval of this project with two stipulations:

1. That the applicant install erosion control measures along the edge of the construction area to capture any potential silt or debris from the proposed construction activity.
2. That the applicant provide a planting plan which includes a mix of wetland buffer plantings such as blueberry, red osier dogwood, arrowwood or other suitable species for this location with a planting spacing or layout identified.