



# Memo

TO: Conservation Commission Members  
FROM: Peter Britz, Environmental Planner  
Kate Homet, Associate Environmental Planner  
DATE: November 4, 2022  
SUBJ: November 9, 2022 Conservation Commission Meeting

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**Site Address**  
**Mr. Darren Kenney**  
**800 McGee Drive**  
**Map 219, Lot 45-6 (LU-22-208)**

## Description:

Applicant is requesting a wetland conditional use permit to install a new shed on their property. The shed is located completely within the 100' wetland buffer where there is currently lawn.

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

Applicant is proposing to construct a new shed in an area of lawn just beyond the driveway. The shed itself will be 10x12 in size and will be placed on a crushed stone area 12x14 in size. The size of the stone area will allow for infiltration of stormwater from the shed below the footprint area of the shed. Given that this will be located approximately 75 feet from the edge of the wetland, the proposal is within the 100' wetland buffer where grass currently exists.

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

Given the side yard setback, the shed is being placed 10 feet from the property line and cannot be placed in front of the principal structure. The entire backyard of the property is within the 100' wetland buffer therefore the location is as far from the resource as practicable.

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

The small size of the shed, distance from the wetland and the infiltration proposed with the crushed stone will reduce any impacts due to the new impervious surface area of 120square feet.

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

The shed is proposed to be located over an existing lawn area. Given the lawn area will be replaced with crushed stone and the shed there is some lawn area being removed. This work will amount to 168 square feet of new crushed stone in an area of lawn. The applicant has been removing invasive species from the wetland buffer. A planting plan for the buffer would be appropriate in order to establish a more effective buffer along the shoreline of the pond.

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

Given the small size of the project there significant impacts are not expected. A plan for replanting the 25' vegetated buffer would easily offset any impacts from the proposed shed.

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

The applicant has been removing a well established area of Asian bittersweet. The shoreline would benefit from the planting of native plants in this location.

**Recommendation:** Staff recommends approval of this application with the following stipulation:

1. The applicant submit a planting plan that includes native species to be planted near the wetland edge to enhance the 25' vegetated buffer strip prior to Planning Board approval.

**Site Address  
225 Borthwick Avenue  
Map 240, Lot 1 (LU-22-212)**

The proposed work for this application is located on the northern side of Borthwick Avenue where two detention ponds currently exist. This project proposes to stabilize the banks of these manmade ponds with stone, coir logs and plantings along the banks. While these are artificial ponds, they are also designated wetland areas.

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

The pond has grass planted right to the edge of the water where the property owner has been mowing for years. The proposal to stabilize the shoreline and plant vegetation where grass currently exists has the ability to create a buffer along the edge the pond. Given there is no vegetation planted there today the stabilization and planting proposed could be an improvement to what currently exists.

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

Given the applicant has a specific project focus of stabilizing the bank of the pond this is the most reasonable location in which to conduct the project.

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

The existing wetland has limited functions as it is being maintained as ornamental man made ponds. The proposed work will add some shoreline vegetation which could enhance the functions of this wetland area.

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

The proposed plans will alter some of the lawn area to install stabilization and plantings to enhance the bank of the pond.

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

The project is proposed along the bank of two manmade ponds. There is no existing vegetation providing habitat therefore this project could provide some enhancement to these ponds.

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

The applicant is proposing to stabilize the shoreline and expand the existing vegetation to include some plantings edge of the pond. This planting is working towards a more natural shoreline environment for this site.

**Recommendation:** Staff recommends the applicant provide details about the species to be planted and more information about how this vegetation will be maintained. Given the proposed work to enhance the shoreline vegetation, staff recommends approval of this project with the following stipulation:

1. In order to ensure the success of the shoreline plantings, staff recommends requiring the applicant plan for at least two years of monitoring and maintaining the buffer plantings. If after one year the plantings do not have at least an 80% success rate, replanting will be required and an updated planting plan will be submitted to Planning Department staff.