



Memo

TO: Conservation Commission Members
FROM: Kate Homet, Associate Environmental Planner
Peter Britz, Environmental Planner
DATE: October 6, 2022
SUBJ: October 12, 2022 Conservation Commission Meeting

Site Address
67 Ridges Court
Jeffrey and Melissa Foy, Owners
Map 207, Lot 59 (LU-22-199)

Description:

Applicant is requesting a work session to go over an application that proposes a garage building addition and a driveway relocation to reach the new garage structure. The applicant has previously gone to the Zoning Board of Adjustment (ZBA) for a Front Setback relief which was denied. This plan represents changes made after that decision. The most recent plan shows an overall impervious surface reduction on the lot of 600 s.f. due to a reduction in pavement. Additionally, the applicant has proposed building construction where there is currently a paved parking area. This plan is currently in an application to the ZBA. The applicants would like the Conservation Commission feedback on the proposed placement of the addition and suggestions for tidal buffer enhancements.

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

Applicant is proposing to construct a detached garage in an area of existing impervious surface within the tidal wetland buffer. Applicant is proposing to reduce the site's overall impervious cover by 600 s.f. through the reduction of existing pavement.

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

Applicant is unable to move garage location outside of buffer area due to the Front Setback, of which it is already non-conforming.

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

Application is work-session only and therefor has minimal information regarding wetland and buffer impacts. Please include complete characterization of wetland buffer and wetland impacts in future application.

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

Current site plan reveals minimal to no vegetative impact as it will be constructing on site that is existing pavement.

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

Applicant has proposed to work with the Conservation Commission on buffer enhancements or improvements within this work-session application. When the application is submitted for a recommendation for Wetland Conditional use the applicant should include all the wetland buffer enhancements in a landscape plan. The proposed structure will be located in an area of existing impervious surface within the buffer but it is not clear whether there will be excavation or fill in the area. Also, an additional structure will need enhanced stormwater planning and drainage control as it enters the wetland. The completed application should include details about how stormwater will be managed on the site.

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

The applicant has stated an interest in working with the Conservation Commission on wetland buffer enhancements they can make to improve the site. Given the work is proposed in the tidal wetland buffer the applicant should consider enhancements consistent with a living shoreline strategy per section 10.1017.26.

Recommendation: Staff recommends several items be put into the plans prior to the applicant's Wetland Conditional Use Permit application submission.

1. Location and area of all jurisdictional wetlands and wetland/tidal buffers
2. More detailed description of the fill and/or excavation requirements, construction activities, pavement removal, etc. for the construction of this proposed structure
3. Note on plans the locations and size of wetland and buffer impacts, both temporary and permanent
4. A landscape plan that shows existing trees being removed, landscaping changes, grade changes, fill extensions, rip rap, culverts and utilities
5. A description of the wetland buffer including vegetation type, invasive species, and the percent of the buffer that is paved or developed both currently and proposed.
6. This project is located within a tidal wetland buffer, therefore applicant should consider tidal buffer enhancements in keeping with Section 10.1017.26 regarding a living shoreline strategy.
7. Permanent wetland boundary markers shall be shown on the plan submitted and shall be installed during project construction according to Section 10.1018.40. These boundary markers must be purchased from the Planning Department and are supported by the Conservation Commission.
8. Applicant shall submit the digital wetland delineation file performed by a licensed wetland scientist for incorporation into the City GIS.
9. Please include any expected impacts from groundwater on proposed structure and indicate on the plans what the finished floor elevation of the garage structure will be.
10. Please ensure that all seasonal docking structures stay out of the tidal buffer zone.