



Memo

TO: Conservation Commission Members
FROM: Kate Homet, Associate Environmental Planner
Peter Britz, Environmental Planner
DATE: September 9, 2022
SUBJ: September 14, 2022 Conservation Commission Meeting

Site Address
124 Kensington Road
Neal L. Ouellett & Darlene L. Furbush- Ouellett Revocable Trust, Owners
Map 152, Lot 20 (LU-22-138)

Description:

Members of the Conservation Commission previously convened on July 25, 2022 for a site walk on this property. This lot is located partially within a 200,000 s.f. wetland and wetland buffer, with 11,178 s.f. of buffer located within the lot and 4,244 s.f. of wetland within the lot. Applicant is proposing to demolish the existing unattached 460 s.f. garage on this property and will replace with a larger 1,275 s.f. attached garage with a living space above. The existing 1,026 s.f. impermeable driveway will be replaced with a proposed 1,130 s.f. driveway made of permeable pavers. The application indicates that there will be no direct wetland impacts with the proposed garage being built further from the wetlands than the existing garage structure. The applicant is proposing additional native wildlife plantings to enhance the buffer and improvements to existing stormwater management on site.

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

Applicant is proposing to construct new garage further from the wetland boundary than the existing structure. Applicant is also proposing to remove existing impervious driveway in and around the 100' buffer and will replace with a pervious material.

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 as it would be within the front yard setback. They are proposing to move garage further away from wetland and still keep it outside of this setback. They intend to remove part of the existing impervious coverage of the buffer and replace with pervious coverage and native buffer plantings.

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

Applicant is proposing no impact to the wetland and intends to improve the wetland buffer within the property and the stormwater that drains into the wetland on-site. The buffer plantings include multiple shrubs and herbaceous plants to be planted within the buffer between the proposed new structure and the wetland and existing retaining wall. The stormwater improvements include a stone drip edge along the perimeter of the proposed building and the permeable driveway and walkway which will both treat and infiltrate stormwater into the ground. These proposed improvements should help treat runoff as it reaches the buffer and wetland.

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 is proposed to be altered or disturbed. Part of the buffer will receive additional plantings.

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

This proposal shows an addition of buffer plantings and the applicant is proposing to treat runoff entering into the wetland where there was no treatment previously which should result in reducing the impacts of pollutants into the wetland.

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 over 760 s.f. of previously disturbed buffer area with an assortment of buffer plantings.

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

1. As per Section 10.1017.21 the applicant shall provide the location and description of trees to be removed.