

MEMORANDUM

To: Planning Board

From: Pam Failing, Vice-Chair, Conservation Commission

Re: Fisheye Properties, Young Road, 9.6 Request for Wetland Buffer Impact

Date: July 31, 2014

We have not seen this site and are providing comments based on review of the submitted documents.

Article 9 - Wetland Protection Overlay District clearly describes the reasons to protect wetlands and their buffer areas and what actions may or may not be allowed. With this in mind, we disagree with the applicants statements in items 2. and 3. in the 9.6 application justifying the reason to install a driveway as shown on the submitted plan. The plan shows a proposed driveway leading to the back of the lot that will significantly impact a wetland buffer area. The road is nearer to a delineated wetland.

Per zoning Section 9.6 *Special Permit for Construction in a Wetland Buffer*, “*After a review of all reasonable alternatives it is determined to be infeasible to place the structure outside of the buffer zone...*” This is simply not the case here. A dwelling can be constructed in the front of the property, hence avoiding the need to put a driveway up to the back area creating the unnecessary buffer impact. The front of the lot even has approximately twice the buildable area than that in the rear of the lot. If the focus is truly to have the “least amount of impact on wetlands adjacent to the prime wetland”, then building in front of lot and avoiding passage to the back of the lot is the appropriate action to take.

Additionally, the approved subdivision map (2011) shows the layout for the septic system and well in front of the lot which to us indicates the intent to have the dwelling in the front.

Besides the impact the driveway will cause, is it even realistic to build a dwelling with appurtenances within the building envelop of the upper area? And even without further buffer impacts? There appears to be greater risk with potential impacts on this site beyond the proposed driveway impacts.

We can understand why someone might want to enjoy the upper area near the pond and the views in the fall. However a simple bench or more protected gazebo up top, with house below, is a reasonable alternative.

Thank you for your consideration.