

Project Description

The onsite development proposes construction of a single family home and drainfield along the south edge of property. The home will be situated near the southwest corner and will be accessed via a short driveway. The drainfield will be located east of the house along the south property line. Because the property is composed of wetland and buffer, there is no area available outside the buffer in which to construct a home. A Reasonable Use Exemption is necessary to allow construction of the home.

A 1200 square foot house and garage is proposed at the southwest corner where the largest area of upland is available. This portion of the buffer is composed of level to undulating forested upland that includes coniferous and deciduous portions with sparsely vegetated shrub and somewhat dense herbaceous layers.

Avoiding Impacts

This property is 4.75 acres in size and composed almost entirely of a Category III wetland and required buffer. Because of the position and size of the wetland, there are no areas available on this property to avoid impacting wetland buffer to construct a single family home.

Minimizing Impacts

The project is minimizing the impacts by proposing the home in the upland at the southwest corner which represents the greatest area of upland on the property and by proposing a 1,200 sq. ft. footprint. To minimize the temporary construction impacts, best management practices shall be utilized during construction activities.

Rectifying Impacts

The project represents a permanent impact to the wetland buffer so cannot rectify the impacts to the affected habitat.

Reducing or Eliminating Impacts

The project cannot reduce or eliminate the impacts by preservation and maintenance

Compensating for the Impacts

The project cannot avoid, rectify, or reduce the impact to the buffer, but has minimized the impact to the extent possible by proposing to retain as much buffer as possible. Buffer enhancement is proposed by removal of invasive plant species and use of native plant species in landscaping.