

TOWN OF CONCORD
NATURAL RESOURCES DIVISION

**A HOMEOWNERS GUIDE TO
WORKING NEAR WETLANDS
AND STREAMS**

Understanding your responsibilities
when managing your property

Are you planning to:

Landscape, Expand Your Lawn,
Control Invasive Species, or
Put in a Garden?

Build (or Rebuild) an Addition,
Deck, Playhouse, or Shed?

Install a Pool?

Cut Trees or Shrubs?

Install Irrigation?

Before you begin, please
become acquainted with the laws and
regulations that govern these activities.

Any activity that will alter a wetland or its
buffer zone must be permitted by the
Natural Resources Commission

TOWN OF CONCORD
NATURAL RESOURCES COMMISSION

Division of Natural Resources

141 Keyes Road
Concord, MA 01742



For more information, please contact the
Division of Natural Resources at:

Phone: 978.318.3285

Fax: 978.318.3291

Website: www.concordma.gov

Web GIS: www.mapsonline.net/concordma/



Your awareness of wetland laws and regulations
contributes to protecting Concord's important
wetland resources. Adherence to these laws and
regulations can ensure you that you avoid delays
in your project or possible enforcement action.

Under the state Wetland Protection Act and the
local Concord Wetlands Bylaw, the Natural
Resources Commission can require illegally
altered land to be restored to its original
condition and/or impose fines.

This information is not meant to be a complete or
definitive summary of wetlands law or your
obligations in adhering to proper procedure. Its
purpose is to help make you aware that such laws
and regulations exist, and that there are a wide
variety of wetland resource areas in Concord. We
encourage you to **ask before you act**. Please
assist us in protecting the integrity of Concord's
natural areas.

Exempt Activities

Some minor activities **in the buffer zone and
outside any other resource area** are not subject
to regulation including:

- Unpaved pedestrian walkways for private use;
- Fencing, provided it is more than 50 feet from a
wetland and wildlife movement isn't inhibited;
- Stacking cordwood;
- Vista pruning provided it is further than
50 feet from the resource area;
- Planting native vegetation;
- Conversion of lawns to decks, sheds, patio and
pools, provided it is located more than 50 feet
from a resource area and erosion controls are
installed; and,
- Conversion of impervious or vegetated
surfaces, provided erosion controls are
installed.

Violations

Violations are unpermitted activities in a wetland
resource area or buffer zone including, but not lim-
ited to:

- Dumping grass, leaves, brush, or other organic
or inorganic debris ;
- Cutting trees or shrubs;
- Building or rebuilding without a permit;
- Creating new landscaping beds or areas of
lawn;
- Any other earth moving activities.

ARE YOU WORKING IN THE FOLLOWING AREAS SUBJECT TO JURISDICTION?

MA Wetlands Protection Act and Regulations (310 CMR 10.00) and the Concord Wetlands Bylaw and Regulations regulates work within:

- **Wetland resource areas** (streams, ponds, rivers, wetlands, 100-year floodplain, Riverfront Area (land within 200 feet on any perennial stream), Certified Vernal Pools and adjoining lands out to a distance of 100 feet known as Vernal Pool Habitat;
- **25-foot No Disturb Zone** (land within 25 feet of wetlands and streams)
- **50-foot No Build Zone** (land within 50 feet of wetlands except land subject to flooding)
- **100-foot Buffer Zone** (land within 100 feet of wetlands except "land subject to flooding")

...THEN WHAT SHOULD YOU DO?

1. Determine if your project will occur in a wetland resource area or buffer zone. Check the Town GIS at www.maponline.net/concordma/ or contact the Division of Natural Resources. You may need to hire a wetland scientist to help you determine your wetland boundaries.
2. Visit the Natural Resources Office to review your plans and application requirements.
3. Complete the required application materials.
4. Attend a public hearing(s).
5. Read and understand your permit before starting work.

