

**NARRATIVE FOR NOTICE OF INTENT - REVISED
20 RIDGEWAY ROAD
DEP-1544**



Description of work within regulated resource areas and buffer zones, and any impacts to these areas.

In the interest of safety and accessibility to and around our house, we are proposing:

Within the 100' Buffer Zone

- Installation of a retaining wall in the front yard with stairs, and lawn regrading
- Installation of small permeable patio at stair landing on right-side of house
- Modification of retaining wall and introduction of steps to backyard (right-side of house)
- Installation of native plant and tree species

Within the 50' Buffer Zone

- Installation of permeable patio
- Installation of deck and stairs. Removal of impervious turf lawn to be replaced with permeable sub-surface (non-compacted crushed aggregate)
- Installation of native plant and tree species

The total impact to the 100' buffer zone is approximately ~~2,250 SF~~ **1,000 SF**.

The total temporary disturbance to the 100' wetland buffer zone is approximately ~~1,815 SF~~ **858** (i.e. impact on the property in order to complete the project; this area will be brought back to its original state after project completion.)

IMPACT BREAKDOWN

Impact to 25' No Disturb Zone: None

Impact to 50' No Build Zone: ~~1,355 SF~~ **480 SF** temporarily disturbed / ~~565 SF~~ **200 SF** permanent

Impact to 100' Buffer Zone (between 50' and 100'): ~~460 SF~~ **378 SF** temporarily disturbed / ~~1,685 SF~~ **800 SF** permanent

Description of the project's compliance with the WPA performance standards. If work is proposed in the Riverfront Area, you must provide an alternatives analysis.

The project will be completed using best management practices and will mitigate all runoff with proper use of siltation control fencing and erosion control barriers.

All areas temporarily disturbed by construction will be brought back to its original state, and the remaining lawn reestablished.

Description of the project's compliance with the Town's Wetlands Bylaw and 50-foot No Build Policy.

We believe the final outcome of our proposed project, as well as incorporated installation techniques, will have a positive effect on the wetlands and future conservation.

The project will increase permeable surface area thus mitigating storm water runoff, and will, in turn increase the ability to infiltrate water. This is done by removing sections of the impervious pre-existing turf lawn and installing a permeable patio in our patio installation. The patio will be

set on a non-compacted crushed aggregate base to allow for water to freely flow through the void space of the stone. Patio joints will be prepped with 3/8" stone so that the water can shed off the paver into the joint, then through the base into the undisturbed subgrade.

The section that falls within the 50' No Build Policy is a small section of the project in regard to total permanent impact. This area will mostly be temporarily impacted as access for the duration of the project for project completion.

The majority focus of the project is outside of the 50' No Build Policy. Therefore, we have introduced natives and permeable applications to offset the minimal disturbance shown in the 50' No Build Zone.

Native plantings are being introduced as a means to further stabilize the property and increase the ability to filtrate water. The proposed native plant material takes out impurities from runoff (i.e. nitrogen & phosphorus) prior to the runoff navigating to the delineated onsite wetland.

By increasing the ability to take in more water as well as naturally clean and filter the water, it will also help the recharging of groundwater.

Provide a written waiver request in accordance with Section 7.7 of the Concord Wetlands Bylaw for any work within 25 feet of wetlands.

N/A

Provide a written waiver request in accordance with the 50-foot No Build Policy for any proposed impervious surfaces within 50 feet of wetlands.

N/A

(There are no impervious surfaces within the 50' no build zone that are proposed on this project. Proposed deck partially within 50' NBZ will be installed on top of a pervious non- compacted crushed aggregate, converting the current impervious turf lawn into a permeable area.)

Proposed mitigation for unavoidable project impacts

~~We intend to install native plantings (including High Bush Blueberry) at a 10:1 ratio within the delineated wetlands, as deemed necessary by the NRC, to offset project impacts.~~

Remove all invasive plantings and trees throughout primary area of delineated wetlands identified as needing remediation.

- Primary area is 2,480 SF
- Remove all bittersweet and buckthorn invasive plants
- Remove 6 Norway maple trees
- 1-to-1 replacement of Norway maples with wetland native Eastern Hemlocks

Convert 350 SF of lawn within the 25' with 14 high bush blueberry bushes. All bushes to be planted 5' on center.

Convert 175 SF of lawn within the 50' with 7 native shrubs:

- 2 Azalea
- 3 Virginia rose

- 2 P.J.M. rhododendrons

Install two pollinator meadows (240 SF) within the 100', on the eastern side of the house.
Pollinator plants to include: 13 Purple cone flower, 19 New England aster, 19 Black Eyed Susan.

Plant 15 trees within the 50'. 3 hemlocks, 1 magnolia, 1 paperback maple, 10 arbor vitae.

Square footage of work proposed by type (i.e. disturbance, structures, impervious surface, etc.) within each zone (25-foot No Disturb Zone, 50-foot No Build Zone, 100-foot Buffer Zone, 200-foot Riverfront Area).

- Between Delineated Wetland & 25' No Disturb Zone - None
- Between 25' No Disturb & 50' No Build
 - Deck: ~~120 SF~~ 75 SF
 - Permeable Patio: ~~165 SF~~ 125 SF
 - Total = ~~285 SF~~ 200 SF
- Between 50' No Build and 100' Buffer Zone
 - Deck: 85SF
 - Permeable patio: 175 SF
 - Impervious front walkway: 45 SF
 - Walls & steps: 150 SF
- Total impervious surfaces
 - Between Delineated Wetland & 25' No Disturb Zone – None
 - Between 25' No Disturb & 50' No Build – None
 - Between 50' No Build & 100' Buffer Zone – 195 SF (walls & steps, impervious walkway)

Description of wetland resource areas, date delineated, and name of wetland scientist that conducted the delineation

Wetland resource area (Delineated wetland, 25' No Disturb Zone, 50' No Build Zone, 100' Buffer Zone) delineated on October 21, 2011 (revised November 26, 2018) by Stamski and McNary, Inc. and Joseph March.

Brief project description on Page 2 of the Notice of Intent (Sect. A.6.) - for Legal Notice. After, you may reference attached narrative.

See page 2 of NoI.

Photos of the site, if applicable.

Please see attached photos.

Photo 1: Front of house, showing current sloped area.

Photo 2: Right-side back, showing current retaining wall and stair access. Photo 3: Location of proposed deck

Photo 4: Back yard and proposed patio area

Photo 5: Left side of house

Photo 6: Left-side front of house

