

Responses to the criteria for conditional use within the Shoreland Protection Overlay District

Article 175-72. Conditional Uses in the SPO District

B. The Planning Board shall approve a Conditional Use Permit for a use in the SPO only if it finds, with the advice of the Conservation Commission, that all of the following standards have been met in addition to the general standards for conditional uses and any performance standards for the particular use:

1. There is no alternative location on the parcel that is outside of the SPO District that is feasible for the proposed use;

The landscaping we propose aims to restore and improve the area around our house that was disturbed during renovation and expansion. Our project is therefore tied to this area of the parcel, much of which falls within the SPO District. We do not propose to extend work to other parts of the parcel.

2. The amount of soil disturbance will be the minimum necessary for the construction and operation of the facilities as determined by the Planning Board;

Our project will require excavation in only one area within the SPO, around the north-west corner of the house, in order to install surface drains by the entry and create a dry-well, a feature suggested by town engineer April Landon.

Our plan will not disturb the edge of the plateau on the west side of the house, above the Oyster River.

Terrence Parker will be on site to supervise the project and ensure best practices.

3. The location, design, construction, and maintenance of the facilities will minimize any detrimental impact on the adjacent shoreland and waterbody as well as downstream waterbodies, and mitigation activities will be undertaken to counterbalance any adverse impacts, and

The main structural aims of our project are to improve site drainage and stabilize the soil around our house, in order to prevent erosion and minimize run-off towards the Oyster River. The location and design of the landscaping features have therefore been chosen to fulfill the goals of this portion of the ordinance, specifically:

1) The creation of a stone “riverbed” area on the east side of the house will support the base of the hillside facing the house and form a catch-basin for run-off from both the hillside and the roof, slowing drainage so that water is absorbed by the soil; plantings of native species on the slope above will stabilize the soil, provide occasion to remove invasive species, and return the area to a semi-wild state that requires minimal intervention.

(With respect to the construction process, stones sufficient for most of this feature are already nearby on site; underground drainage was installed on this side of the house as part of the renovation, so there will be no need for excavation; problem trees were removed before

renovation began and others pruned as necessary, so there will be no need to introduce heavy equipment for tree maintenance or removal; a variety of native species are present in this area of the site and can be left in place or harvested and replanted as appropriate.)

2) Drainage will be improved on the north (driveway) side of the house by the removal of asphalt, installation of surface drains and redesign of the area around the entry. Installing a dry well on the west side of the house as part of this process will promote water retention. Planting a bed of ferns and some shrubs will decrease run-off and restore a green area in front of the house.

4) Planting areas of non-grass lawn on the west and south sides of the house will create open spaces that can be maintained without the use of pesticides or frequent mowing, prevent colonization by invasive species, and blend with existing growth along the edge of the plateau. Installing walkways of crushed stone and stepping stones will promote drainage.

5) Beds of ferns planted along the drip strip under the eaves on the east and west sides will catch run-off from the roof and increase water absorption.

6) The creation of a terrace on the south side of the house will provide an area with a firm surface for outdoor use, and improve the retaining wall by the oak tree. The terrace will stop well short of the edge of the plateau, which will be planted with more of the ferns and ground cover that are already present on the lower slope.

4. Restoration activities will leave the site, as nearly as possible, in its pre-existing condition and grade at the time of application for the Conditional Use Permit.

Our project is designed to respect the existing contours and native vegetation of the site, restoring and improving the area around the house that was disturbed during renovation.

And that appropriate erosion control measures will be used (as required in 175-71 B.

Terrence Parker will be on site to ensure best practice in this area also.