

From: Robbi Woodburn [<mailto:robbi@woodburnandcompany.com>]

Sent: Tuesday, December 11, 2018 9:49 AM

To: Michael Behrendt

Cc: Mike Sievert; Vince Todd; Annah Todd, V. Todd & Co.; r

Subject: 50 Langley Updated Plan

Good Morning Michael:

As we discussed by phone I met with Krista Hemboldt from the Nature Conservancy on site on Friday. She provided input and guidance that have led to us adjust our plan a bit to better meet the conditions of the easement. I've attached that updated plan for your records.

The changes to the plan from our first pass are as follows:

1. The driveway in will not be changed from the existing, only top dress with crushed stone (a maintenance item).
2. The pipe in the trench drain will be deleted and the drain will be a fabric lined trench filled with crushed stone that will infiltrate the water into the ground. The outlet of that trench has been moved further uphill and will daylight into an area of natural vegetation.
3. The proposed berm has been removed and we're proposing establishing two drifts of Low Grow Fescue seeding which, once established will remain long and be mown once per year. The idea being that the longer grass, once established will more gently slow the existing runoff down slope from the field above. The Nature Conservancy did not like directing all of the uphill drainage to one side of the camp, as shown in our original concept, to this adjustment more closely maintains the existing drainage patters.
4. The wall and steps have been adjusted to be more informal and more in keeping with the rustic feel of the camp.
5. Areas of proposed plantings have been removed in favor of a simpler approach that does not create unneeded soil disturbance.
- 6.

Krista will review this plan with her colleagues today and let us know if we have their approval of this plan later today or tomorrow morning. As the plan reflects her input I'm hopeful of a positive response. Should that be the case Mike Sievert and I will present the plan to the planning Board tomorrow evening. Mike's engineered plan will be updated before the public hearing in January to reflect the proposed changes and pickup the items requested by the conservation commission (flood line, etc.). If we don't get approval we will unfortunately have to postpone. Fingers crossed.

Robbi Woodburn

Principal