

Project Description
150 Arcadia Street
Westwood, Massachusetts

The Applicant proposes to expand the existing single-family home, garage and driveway. The subject area is currently comprised of manicured lawn and bituminous driveway. The existing one-car garage will be razed and a new 32' X 24' two-car garage will be built in its place. The existing driveway surface will increase by 557 square feet to access the new parking bay and provide a hammerhead style turn around. As designed, the closest distance to the BVW boundary is 15.0 feet providing 5.0 feet of separation from the 10-foot Buffer Zone at the northeast corner of the new garage. The Applicant proposes to mitigate for all Buffer Zone disturbance in accordance with local requirements.

Regulatory Specifications

| | |
|-----------------------------------|------------|
| Total increase in impervious: | 1,976 s.f. |
| Closest distance to BVW boundary: | 15.0 ft. |

Under Article 18, Section 3 of the Town of Westwood *Wetlands Regulations*:

- (a) The presumption that activities undertaken within thirty-five (35) feet of certain resource areas shall alter those resources areas, as set out in Section 8(k) of this By-law, shall not apply to:*
- (b) Any lot shown on a subdivision plan filed and approved by the Planning Board pursuant to General Laws Chapter 41, Sections 81P or 81R, for which application for Planning Board endorsement or approval has been made prior to March 1, 1998;*
- (c) To any lot otherwise in existence as of March 1, 1998 or;*

According to the Town of Westwood Assessor's database, the house was built in 1959.

All excavated material not scheduled for reuse will be removed from the site immediately. Any excavated material scheduled for re-use will be stockpile as far from the resource area as possible. Any excavated material not scheduled for re-use will be removed from the site immediately. Erosion and sedimentation controls consisting of a silt sock and bright orange fencing will be installed prior to the start of construction activities. The erosion and sedimentation controls will be properly maintained throughout the construction process and will remain in place until all disturbed soils have been stabilized and re-vegetated. The site will be kept clean and any trash or debris will be picked up before the end of each day.

Construction Sequence

1. Install erosion controls.
2. Erosion control inspection.

3. Install stone apron for rear yard access route.
4. Raze existing garage. All material to be placed in an onsite dumpster or be removed from the site immediately.
5. Excavate new garage foundation and basement area. Excavation will be accomplished from inside the foundation footprint. If the material is suitable for re-use, some will be cast behind the house. The rest will remain within the garage footprint or be cast into the driveway. Any onsite material will be covered and enclosed in additional erosion controls.
Note: The garage footprint has been adjusted forward sufficient enough to achieve a minimum of four feet of separation between the left rear corner and the regulatory 10-foot buffer zone.
6. If required, survey-locate the foundation and submit a certified plan to the Conservation Agent.
7. Construct new garage and second floor. Driveway to be utilized for material storage.
8. Install footings for the rear deck and foundation for the front porch.
9. Construct front porch and deck.
10. Install rain garden and mitigation plantings.
11. Landscaping.
12. Repair or replace driveway as necessary.

Proposed Mitigation Plantings

Under Section A-10 of the municipal *Wetland Regulations*:

Protected areas adjacent to water resources often referred to as Upland Buffer Zone, provide a number of functional capacities including the attenuation of pollutants or excess nutrients, aesthetic value, recreation areas and habitat essential to the wildlife in the area. In order to reduce the adverse affect of activity within this area, the Commission may require additional plantings for activities within the Upland Buffer Zone Resource Areas. Generally, (1) tree 2" DBH may be requested for every 450 square feet of disturbance within the Upland Buffer Zone. The type of tree shall be approved by the Commission and or its agent and the exact placement shall be at the discretion of the applicant.

The Applicant proposes to increase impervious surface within the Buffer Zone by 944.4 square feet. In accordance with the above statute, the applicant proposes two Red Maple (*Acer rubrum*) trees along the easterly portion of the yard between AES flagging stations #12 and #13. The trees will be spaced no less than 20 feet on center.

Methodology

1. Erosion and sedimentation controls will be placed around the construction area to demarcate the limit of disturbance and ensure against any encroachment into the planting area. The erosion and sedimentation controls will be properly maintained throughout the construction process and will remain in place until all disturbed soils have been stabilized and re-vegetated.
2. Plant material will be installed in accordance with specifications outlined in an approved planting schedule (see items #6, #7 & #8 below). If the planting process takes longer than one day, awaiting plants will be kept shaded and watered to minimize shock.
3. Planting will be accomplished by hand. If required, a tracked or rubber-tired excavator may be used for larger plant material.
4. If deemed necessary, the planting area will be mulched with a suitable compost material to a thickness sufficient to ensure the retention of moisture and soil stabilization.
5. Plant species include, but are not necessarily limited to the following:

| <u>Species</u> | <u>Size</u> | <u>Number/Density</u> |
|----------------------------------|-------------|-----------------------|
| Red Maple (<i>Acer rubrum</i>) | 2" dbh | 3/individually |

6. Special considerations:
 - a. Availability of plant stock may be limited or may be shipped only when season and weather conditions allow for harvesting. The contractor should carefully plan restoration operations with the nursery(s) prior to beginning work.
 - b. Seasonal considerations are critical to the long-term survival of the plant material. Planting should be completed as quickly as possible. Winter planting is not recommended. Mid-summer planting will require a regularly scheduled watering program.
 - c. In the event that proposed plant species cannot be found at local nurseries then alternate species will be chosen.
7. Proper planting techniques will be followed. These include but are not limited to the following:
 - a. Holes will be dug at least one half times greater in diameter than the individual root balls if existing soil is suitable for planting.

- b. Holes will be dug at least twice the diameter and depth of the individual root balls and back filled with loam or a loam/peat moss mix if existing soil is unsuitable for planting.
- 8. A watering schedule will be maintained to help ensure planting success.
- 9. The plantings will be monitored on a timely basis over the subsequent two growing seasons to ensure at least 75% vegetation coverage. The monitor will contact both the Commission and the Applicant immediately if conditions exist that might adversely impact the health and vigor of the plantings.