

Nic Strong

From: Jared Hardner
Sent: Thursday, May 9, 2024 10:37 AM
To: Nic Strong
Cc: CAF@bedforddesign.com
Subject: 70 Chestnut Hill Rd

Nic,

The ACC heard a presentation from Craig Francisco (Bedford Design Consultants) on May 8 regarding additions to an existing non-conforming structure (a home) on 70 Chestnut Hill Rd. We evaluated the proposal in the context of Zoning Ordinance Section 4.11: H.

According to Mr. Francisco, the existing total impervious surface within the wetland buffer of the existing non-conforming structure is 18,112 sq ft. The proposed project would create an additional 1,148 sq ft of impervious surface.

Mr. Francisco offered two mitigation measures to compensate for the additional impact and achieve a *net positive* improvement in wetland buffer function. Those measures are:

1) Remove an existing section of impervious driveway and replace it with *pervious* materials. ACC noted, and Mr. Francisco agreed, that because pervious driveway materials are not as permeable as natural soils, the section of driveway replaced should exceed the 1,148 sq ft. of proposed impact from the project. ACC recommends that determination of the area of new pervious driveway should consider the factor of permeability of the new material and adjust (upward) to offset the additional impervious surfaces from the home addition. In other words, a 1:1 exchange is not sufficient – there needs to be more new driveway area than increased house footprint.

2) Install native plantings between the home and the wetland to mitigate storm runoff and nutrient loading to the wetland. This should be done to replace an existing strip of exposed bark-mulched landscaping, approximately 20 ft x 100 ft in size. The native plantings should include a shrub layer (e.g., blueberry) and an herbaceous layer (to be determined by a wetland scientist familiar with the site).

If executed properly, these mitigation measures should satisfy the CUP requirements described in Section 4.11: H.

ACC believes its recommendations support protection of the town's natural resources, which has an environmental and economic benefit to our residents, including the homeowners proposing the project.

Jared Hardner
Chair, Conservation Commission
Town of Amherst, NH

This email communication may be subject to public disclosure under the Right-To-Know law (RSA-91-A).