

Responses to Comments & Questions Received from Heather Charles Lis on 3/12/2021

- Wetland Resource Areas. I reviewed and agree with the delineation of the three wetland series flagging. FYI, given that most of the flags are off property and I couldn't find one of the flags that is on property (C3), the Commission will only be able to formally confirm a few flags. It is not necessary to rehang the missing flag as I'm comfortable with the delineation as shown.
- Erosion & Sedimentation Control and Access. Why doesn't the silt sock extend up the south side of the property? How will the site be accessed for construction? I'm mostly concerned with whether the existing dirt path outside the proposed fence might be used, in which case the risk for impacts to the marsh are greater and additional erosion controls may be needed. Assuming access would be in the gap on the south side of the existing house, would any trees need to be removed or a stone construction access added? **The silt sock has been amended to extend along the South side of the property. We don't believe there to be sufficient space for access along the South side of the property as suggested. The proposed construction access is from the Northeast corner of the house, wavering over the 50-foot buffer to the greatest extent possible.**
- Plans. What are the gray rectangular boxes off the eastern (back left) corner of the house designating? Please provide some details, and label on plans. **These are landscaping pavers. Additional notes have been added to the plan for clarity**
- Buffer Zone Impacts & Mitigation. Please provide a breakdown of changes in surface types/structures in the 50 and 100 ft buffer zones for the existing and proposed conditions. The Commission typically requires mitigation in the form of native plantings for any increase in impervious surfaces or structures (including pools) in the buffer zone, at a ratio of 1:1 planting area to altered area in the 100ft buffer and 2:1 in the 50ft buffer. For this project, the proposed deck could be considered pervious if there are gaps between planks and crushed stone or similar underneath to infiltrate runoff, however the proposed pool, stone terrace and stone steps, and retaining walls would likely not be considered pervious. Locations closest to resource areas are prioritized for mitigation planting areas. **The impervious coverage table has been amended to show surface types. The decking boards will have gaps and crushed stone will be placed below. We are including a planting of wildflower mix between the developed portion of the lot and the existing dirt path for mitigation. This area consists of 1,200 s.f. of various native species, which significantly exceeds the minimum requirement.**
- Trees & Landscaping. It appears that no trees will be removed for the project, but please confirm this. I see that planting beds and plants are being proposed. Are there more details or a landscape plan available? The Commission will look for native species in the buffer zone. **Correct, no trees will be removed. A Landscape Plan is attached for additional information.**

- Pool & Shower. How will pool water and any backwash be disposed of? Note that the Commission typically conditions that pool water must be discharged outside the 100ft buffer, which may be difficult on this property. Similarly, how will shower water/runoff be handled? Typically the Commission requires that this water be infiltrated on site, if not connected to the wastewater system. **The shower runoff will be captured in a crushed stone zone under the deck adjacent to the pool. Th plunge pool will be equipped with a cartridge filter which does not require backwashing, and the pool company does not recommend draining the pool in the winter.**
- Other. Have you been in contact with DPW regarding the proposed work in the drainage easement, particularly the retaining wall? I did send them a brief notification of the project as well. **We have not been in contact with DPW, but can coordinate with them as necessary prior to construction.**

If you have any questions please do not hesitate to contact us.

Sincerely,

GRADY CONSULTING, L.L.C.

Scott Fanara

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Project Engineer