

Appeal / Variance Request, Michael Florucci, 1093 Polly Hubbard Rd

Attachment 2

Recognizing the value of wetlands to the area, all efforts were made to not just minimize negative impacts associated with the building project, but to offset them in ways that can create a net improvement to the overall functions and values of wetlands on the subject property.

Multiple site locations and building positions were considered. The maintained yard east of the driveway was selected as it is overall slightly higher and drier than the rest of the yard, contains a stretch of upland, contains an old/failed underground leach field, contains new and upgraded septic tanks, and has seen the most extensive work to facilitate septic replacement. The orientation of the structure was selected so as to facilitate future placement of solar panels on the south facing roof.

A significant component of this planned project is restoration of a large area of maintained yard west of the driveway. The restoration area is 3 to 4 times the footprint of the proposed accessory structure. Not only will maintenance be halted in this area, but it will be re-populated with trees, shrubs, and plants that are native to Vermont wetland sites. In excess of \$3,000 has already been spent on this effort. Planting includes a dense native shrub row along the outer perimeter of the restoration area that, when fully grown, should discourage human entry into the area and provide better seclusion for wildlife. Native trees and shrubs will be planted throughout the internal space. Non-native lawn grasses will be removed as best as possible and the area will be re-seeded with a New England Wetmix (wetland seed mix).

Plant list:

Shrubs:

Rhododendron Viscosum (Swamp Azalea) - 20 ea
Lindera Benzoin (Spicebush) - 30 ea
Viburnum Nudum (Wild Raisin) - 20 ea
Cornus Sericea (Red-Osier Dogwood) - 5 ea
Rosa Palustris (Swamp Rose) - 20 ea
Photinia Pyrifolia (Red Chokeberry) - 15 ea
Rhododendron Canadense (Rhodora) - 15 ea
Myrica Gale (Sweetgale) - 15 ea

Trees:

Acer Saccharinum (Silver Maple) - 4 ea
Alnus Incana (Speckled Alder) - 10 ea

Seed Mix:

Fox Sedge (*Carex vulpinoidea*), Lurid Sedge (*Carex lurida*), Blunt Broom Sedge (*Carex scoparia*), Blue Vervain (*Verbena hastata*), Fowl Bluegrass (*Poa palustris*), Hop Sedge (*Carex lupulina*), Green Bulrush (*Scirpus atrovirens*), Creeping Spike Rush (*Eleocharis palustris*), Fringed Sedge (*Carex crinita*), Soft Rush (*Juncus effusus*), Spotted Joe Pye Weed (*Eupatorium maculatum*), Rattlesnake Grass (*Glyceria canadensis*), Swamp aster (*Aster puniceus*), Blueflag (*Iris versicolor*), Swamp Milkweed (*Asclepias incarnata*), Square stemmed Monkey Flower (*Mimulus ringens*)

In summary, while the area of maintained yard selected for the building site is technically Class II wetland or buffer, most of its value as a wetland has already been destroyed. By actively restoring a far larger area of the maintained yard west of the driveway, the full project proposal will improve the overall wetland functions and values of the property.