

MITIGATION GUIDELINES – Policy #04-101

Adjacent Upland Resource (AUR) Areas

- A. For proposed projects within the AUR on a site where the adjacent upland resource (AUR) area has been developed all or in part, and where an adequate VBS does not exist or is limited, the applicant is expected to provide mitigation, which may include, but is not limited to, any of the following as deemed appropriate and adequate by the Commission:
1. Vegetation – where areas have been previously developed and where landscape is actively managed
 - (a) at a minimum, the establishment of a VBS of the same square footage as the proposed additional permanent disturbance within the adjacent upland resource area;
 - (b) reduction of lawn and replacement with plantings of indigenous vegetation which will be allowed to naturalize;
 - (c) removal of existing structures or impervious areas and replacement with indigenous vegetation;
 - (d) enhancement of VBS which the Commission agrees contributes to improved wildlife habitat and biodiversity, attenuation of pollutants, excess nutrients and suspended solids, erosion control, anchoring of soils, dissipation of rain energy, water detention, etc.;
 - (e) planting 1:1 biomass for tree removal;
 2. Landscape Design – any landscape design should incorporate the following:
 - (a) wild, naturalized areas preserved wherever practicable, contiguous to other wild areas;
 - (b) pervious, not mortared impervious areas wherever feasible;
 - (c) minimal lawn area – no turf;
 - (d) indigenous species of value to local wildlife planted in disturbed areas;
 - (e) only drylaid retaining walls in proximity to vernal pools to allow amphibian movement;
 - (f) limited hardscape;
 - (g) fencing that is not an obstruction to wildlife movement; where fencing is necessarily obstructive, its extent should be minimized

3. Drainage – drainage should be managed in any of the following ways:
- (a) roof runoff controlled on new structures either by gutters to downspouts to drywells or by a gravel trench along the dripline;
 - (b) roof runoff containment on existing structures;
 - (c) replacement of impervious surfaces with pervious;
 - (d) remediation of current conditions with the installation of drainage structures or swales (that contribute to improvement of water quality on the site);
 - (e) runoff containment on driveways paved due to severe slopes.

4. Mitigation measures

- (a) septic system sited as far from the wetland resource as possible;
- (b) sonotube foundations rather than full foundations where practicable;
- (c) disturbance limited and sited so as to save mature trees, preserve contiguous wild areas;
- (d) grading minimized to avoid alteration of drainage patterns or the creation of barriers or retaining walls;
- (e) other site specific mitigation that contributes to the interests of the Bylaw.

- B. On a site where existing conditions of the AUR area are in a naturalized state, any proposed project within the AUR should be designed to minimize disturbance, both permanent and temporary to the Commission’s satisfaction and to incorporate the guidelines under “A”.