

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Dedvukaj Residence - Cal #66-17WP, #12-17SW
170 Elmwood Road, South Salem
Sheet 47, Block 10056, Lot 38

DATE: April 7, 2018

The Conservation Advisory Council (CAC) previously reviewed the applicant's submission documents and plans from October 2017 at our November meeting. A site walk was held on April 7, 2018.

After the site walk, the CAC continues to be concerned that this site is very constrained with a stream, wetlands and wetland buffers, and steep slopes in excess of 15 and 25%. Essentially all of the construction including the septic system is proposed to take place within the wetland buffer. In the opinion of the CAC, the plans for this difficult and limited site need to be reconsidered. We are concerned that this site may not be appropriate for a new home at all, much less one of such substantial size and with such extensive regrading and hardscaping. In addition, it was stated at the site walk that the final site plan and landscaping, including the need to remove one or two large rock masses, possibly by blasting, may not be known until work is underway. The CAC would like to see reductions in size and pervious options considered for the large driveway, patio, and outdoor kitchen areas. We are concerned with the amount of impervious surface and land disturbance in the wetland buffer above the stream. Essentially the entire width of the lot upslope of the stream will be reshaped and disturbed. The stream is important, classified as a drinking water stream that supports trout spawning and is therefore an important wetland resource to protect. We note that no contiguous building area is shown for this lot just under 2 acres in size.

The CAC is also concerned with the new stream crossing required by the proposed driveway. Any new culvert installation will increase stream and bank disturbance and increases the potential for on-going car or road salt pollution to enter the stream. The neighboring driveway appears to abut the subject property and we urge the applicant to consider investigating an easement for use of that existing driveway, which if successful should reduce the new stream disturbance.

Any building in this sensitive area should have restrictions on the use of fertilizers and pesticides that might run off into the stream. The CAC would like to see buffer plantings along the edge of the limits of disturbance as part of the mitigation plan.

The notes indicate plans to remove logs and debris from the stream channel. Streams are highly dependent upon logs and diversions for habitat and silt removal. The CAC is concerned about that aspect of the proposal, and we do not support stream straightening. Further, some reports indicate that the stream occasionally floods as it passes through the culvert under Elmwood Road, and we are concerned that the increase in impervious surface may worsen that situation to the detriment of the applicant and neighbors.

In sum, the CAC does not feel that this application as proposed is appropriate for this location.