



Littleton Conservation Commission

37 Shattuck Street / Room 303

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Littleton Wetland Protection Regulations

Waiver Request Requirement Information (Section 1.4)

Date: 5/11/22 Applicant/Owner: James Realty Trust

Map/Lot: U47-49 Project Address: 107 Matawanakee Trl

In order request a waiver, the following provides a guidance for required information (attach additional text, plans, photos or graphics if needed):

Project purpose and need: The proposal is for the construction of a single family home with deck, driveway and septic system

What specific action(s) is the Waiver being asked for? The applicant is seeking approval to construct the Deck and a portion of the single family home within the 50 foot buffer

How is the action(s) in the public interest, necessary to avoid a taking, necessary to prevent a safety hazard or water dependent? The lot is a currently undeveloped - preexisting single family lot. with limitations of available septic areas to comply with title V and current water supply considerations, the placement of the house is optimized. Denial of a waiver would render the property not use able and create a potential taking situation.

How is the action(s) consistent with the intent and purpose of the Bylaw? Prevention of a taking of land as consistent with section 1.4 (1a) of local wetland regulation.

Existing and proposed site conditions (ie, impervious, lawn & disturbed areas) (square feet; show on plan): Existing condition is an undeveloped thinly wooded parcel of land that is 0.18 acres

Existing and proposed distances of land uses from wetland resource areas (show on plan):

Proposed decking is 27.5 feet from the edge of wetland and is proposed to be cantilevered.

Analysis of less environmentally damaging practicable alternative: The decking, which is closest to the wetland resource area is proposed to be cantilevered. Added shade tolerant grasses can be maintained under the decking to ensure continued permeability.

Proposed short term and long term protection of wetland resource areas: _____

Erosion protection will be established at the current limit of alteration. This will allow for the work to mitigate impacts Long term invasive management is proposed within the buffer zone to allow for the prevention of spread of invasive plants

Is the site in a Zone I, II or III (groundwater) or Zone A, B or C (surface water) water supply area: No

Are there critical, unique or sensitive resource areas in the area (ie, NHESP mapped habitat, vernal pools, unusual wetland types, cold water fisheries, outstanding resource waters, Core Habitat, Conservation land, etc); show on plan: No (refer to narrative section)

Other factors for consideration: _____

Signature: MS Mano Project: 107 Matawanakee