November 12, 2015

To the Planning Board:

The Conservation Commission met with Joe Caldorola on Nov. 12, 2015 to review his plans to correct the portions of the Perley Lane development that were not installed according to the site plans. Of particular interest to the Commission were those areas incorrectly planted with grass, especially those areas in the Shoreland Protection Zone. These areas should have been returned to their prior, wooded state.

There were two lots where grass has been planted in the Shoreland Protection zone, Lot 1 and Lot 6. The revised plan returns most of the Shoreland in Lot 6 to woods, with a path added from the front of the house to the back yard (a conditional use per 175.72), and adds small landscaped gardens on the house side of the path. The Conservation Commission feels this part of the plan is acceptable.

The plan for Lot 1 returns the area in the Shoreland Protection Zone that slopes down to the brook to woods, but leaves a large portion of the front lawn that is in the Shoreland Protection Zone as grass. The Conservation Commission asked that the plan extend the non-grassed area down to the southeast corner of the property, which will involve taking in a garden that currently exists. We are willing to agree that the rest of the lawn at Lot 1, given that it is mostly flat, and drains to a rain garden, may remain. Also, factored into our decision was the addition of more rain gardens to the original plan, and the collection of all rainwater on site. Our one major concern with the remaining grassed area is that it should not be fertilized, which is a prohibited use in the Shoreland Protection Zone (175.73). According to the owners, this lawn is currently being fertilized by a lawn care service. We ask that the Planning Board include a prohibition on fertilizer use on the lawn at unit 1 as one of the conditions of approval.

The applicant will now need to get any necessary approvals from the Planning Board and/or Zoning Board of Adjustment.

Sincerely,
Ann Welsh, chair
Durham Conservation Commission