

Wilmington Conservation Commission

POLICIES

(Revised December, 1999)

1. A Notice of Intent is strongly recommended if limit of work is within fifty feet (50') of wetlands for new construction.
2. The Conservation Commission seeks to maintain a 15 foot strip of continuous undisturbed vegetative cover extending from the wetland resource areas (with the exception of lands subject to flooding). The Conservation Commission also seeks to maintain a 25 foot setback for all structures (buildings, decks, pools, etc.) associated with single-family residential buildings extending from the wetland resource area (with the exception of land subject to flooding). These setbacks are necessary to protect the resource areas from incremental, but continuous, alteration. For proposals (such as additions, sheds, decks or pools) involving existing buildings not under a current Order of Conditions or perpetual conditions on a Certificate of Compliance, maximum feasible compliance with this policy is expected. New proposals, and proposals for properties with existing or continuing conditions related to setbacks are expected to comply with this policy. Proposals which call for wetland filling, or smaller setbacks than outlined in this policy, must be shown to be unavoidable. The Conservation Commission reserves the right to require applicants to reconfigure, resize, or relocate a proposal to comply with this policy.
3. The Conservation Commission seeks to maintain a 50 foot setback for new commercial or multi-family structures from the edge of bordering vegetated wetland.
4. Septic system approval is required prior to issuance of an Order of Conditions or Determination of Applicability unless the system is beyond the buffer zone of any resource area.
5. 2:1 replication is required for any alteration of wetland areas.
6. For minor projects such as free-standing sheds or above-ground pools a minimum of 50 feet from the wetland area, the applicant may proceed with the project at his/her own risk subject to the filing of a Request for Determination of Applicability and the approval of the Conservation Agent. If such project is on an existing lawn area, a filing may not be required (see MA DEP Buffer Zone Policy 99-1).
7. The Commission will not act on substantial new information submitted at a Commission meeting, as the Conservation Commission and Agent, and any other appropriate Town staff, will not have had the opportunity for review.
8. For all new house construction within 100 feet of wetlands, or in any resource area, all rooftop runoff shall be directed to dry wells or infiltrators unless the applicant can demonstrate that all rooftop runoff will otherwise be infiltrated on-site. Evidence shall include grading plans, soil percolation data and details of alternative methodology for achieving 100% infiltration of roof runoff. Roof runoff directed to sidewalks and/or driveways does not meet the infiltration requirement unless this runoff is routed to an infiltration system.
9. De-watering operations shall make use of settling basins and/or filters to remove silt and sediment before release into resource areas. Due to the likelihood of additional silt accumulation while traveling within the drainage system, de-watering into catch basins shall not be allowed.