77 Woods Road Shoreland Zoning and Flood Plain Narrative

October 15, 2018

Shoreland Zone

There is no proposed development/disturbance in the 75′ HAT buffer. Beyond the 75' HAT line, we are proposing a small accessory building, a drive to building, an underground electric line alongside the drive, a seasonal overland water pipe from an existing well and an expansion to the existing septic system. No vegetation whatsoever in the 75' HAT buffer will be removed. Vegetation removed in the remaining area of the Shoreland Zone is strictly limited to amount necessary to erect proposed structure and put in the narrow, (10' wide) permeable surface driveway. See table below for existing areas and proposed areas to be developed.

Existing and Proposed Impermeable and Disturbed Areas at 77 Woods Rd.

	Impervious:	Disturbed:	Total Developed:	Total Lot Area:	**100,800** sf
Existing:	2354 sf (bldgs. and pkg.)	1600 sf (septic)	3954 sf	Existing % of lot developed:	3.92%
Proposed:	1876 sf (accessory bldg.)	11,344 sf (drive, grading and new septic)	13,220 sf	Additional % of lot to be developed:	13.12 %
New Totals:	4320 sf	12,924 sf	17,174 sf	Total % of lot developed would be:	17.04%

Max lot coverage allowed: 20%; max aggregate lot clearing allowed: 25%.

Flood Plain

The flood plain on site is 26′ above sea level; FFE of new structure to be at 55′ and support piers on bedrock at approx. 43.0′.