Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

MEMORANDUM

TO:	**Marge Schmuckal, Zoning Administrator**
FROM:	**Barbara Barhydt, Development Review Services Manager**
DATE:	**September 25, 2012**
SUBJECT:	**21 Quiet Lane**

The Hidden Acres Subdivision, which includes Quiet Lane, was approved by the Planning Board on November 23, 1999. The subdivision plat was recorded at the Registry of Deeds on May 10, 2000. The subdivision plat shows a no-cut buffer area and there are areas delineated with the no-cut buffer that are also identified as wetlands. Note #31 on the subdivision plat states the following:

> No standing trees, timber or undergrowth shall be removed in the no-cut buffers as shown on the plans, except in the event any such tree or timber presents a dangerous or unsafe condition.

Under the subdivision standard for scenic and natural beauty, the Planning Board report states that the no cut buffers are shown "…to indicate the limit of disturbance during construction. Some of these no cut areas have been revised since the Planning Board's workshop on this item to reflect areas which will be re-graded [sic] as needed for management of stormwater. "

Excerpts of the subdivision plan and the site plan are attached, which include Lot #2 (21 Quiet Lane). The wetland extends along the two side property boundaries, but is not shown within the no-cut area along the rear line. The grading of the site was to occur outside of the no-cut buffer and drainage easements are shown in other areas of the subdivision, but are not shown on this lot.

Based upon a review of the file, it appears that the property owner will need to seek an amendment to the subdivision plat from the Planning Board for the deck that extends into the no cut area; however it appears that the deck does not impact a wetland. The existing survey for 21 Quiet Lane shows a shed located in the no-cut area, which should be relocated out of the no-cut buffer.

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