



Town of Lexington

1625 Massachusetts Avenue, Lexington, MA 02420 (781) 698-4530

ADMINISTRATIVE REVIEW

Conservation Administrative Review Approval Permit

Permit #: ADM-20-6

Date Issued:
April 17, 2020

Fee Paid: \$25

Expires: April 17, 2021

Issued To: Jonathan Shuster

Location: 186 BEDFORD ST
Lexington, MA 02420

Proposed project at 186 Bedford street includes proposed renovation of existing structures and construction of addition for dual residential/commercial purposes. Owner contacted Oxbow Associates (OA) to assess an off-site resource area on the Lexington Golf Course property. This assessment was in the northeast corner of 47 Hill St (parcel 58-27A). Jonathan Shuster reviewed the wetland and recorded resource area limits with a Trimble GPS unit (acc. +/- 1m). No flags were hung in the field.

There is a substantial distance of +/- 166 feet between the approximate limit of the resource area and the nearest parcel bound of 186 Bedford Street. The approximate limit of work is even further, at +/- 215 feet from the nearest limit of hydric soil. We are therefore submitting this request for administrative review to confirm our assessment that the proposed activities are not of jurisdictional relevance to the WPA or Lexington Bylaw.

There is an intermittent stream flowing where the blue dotted line is depicted in the accompanying Evaluation figure. Mr. Shuster did not find any evidence of the additional linear feature depicted by DEP that hypothetically flows from Reed St to the southwest to link with the larger stream. Mr. Shuster did find a path through the wooded area from Reed Street which crosses the stream over a culvert.

Review Description: Soils were examined throughout the site.

One profile documented ~35 feet southwest of the Reed St sidewalk exhibited the following: A = 0-6in (10YR 2/2 fsl), B = 6 – 16in (10YR 4/4 sandy loam), refusal at 16 in

Further southwest, ~60 feet from the sidewalk and 10 feet from the perceived limit of hydric soils, the B Horizon transitions to 10YR 3/6 sandy loam.

Where the light blue line is depicted in the accompanying GIS figure, a histic epepidon emerges with organic layers in excess of 12 inches.

Vegetative community is mixed near the street with red maple, cherry, red oak, ash, and beech, with UPL/FACU ground cover such as sweet celandine and garlic mustard. Highbush blueberry is found sporadically throughout and it and other more typical wetland species (e.g. red maple) generally increase in dominance toward the limit of hydric soil.

OA does not believe any portion of the area approximated as “upland” qualifies as a local wetland resource under the bylaw. Approximate 100-foot buffer is marked on accompanying Plan. Please let us know if you require any additional materials. Thanks.

The wetlands boundary appear more expansive than you approximate here. However, with this being said, it appears the property boundary and the proposed project work limits will be greater than 100 feet away. If the project is modified and work limits extend to Reed Street, circle back with conservation for a supplemental review.

Approval
Conditions:

Owner: 186 BEDFORD STREET LLC

Conservation Director

