

Conservation Commission Policy for Administrative Reviews for Minor Activities

The following minor activities may be approved through a simplified administrative review process, provided that the work is performed within the 100-foot buffer zone or 200-foot Riverfront Area, and in a manner designed to reduce the potential for any adverse impacts to the resource area during construction, and with post-construction measures implemented to stabilize any disturbed areas. Factors to consider when measuring the potential for adverse impacts to resource areas include the method of the resource area delineation, the extent of the work limits, the proximity to the resource area, the need for erosion and sedimentation controls, and the measures employed to prevent adverse impacts to resource areas during and following the work.

1. Fencing, stonewalls, stacks of cordwood; provided placed within existing lawn area and at least 25 feet from the mean annual high-water line within the riverfront area or from the wetland boundary, whichever is farther, and does not constitute a barrier to wildlife movement.
2. Hazardous Tree Removal provided replacement with native tree species as deemed necessary by conservation commission or their designee.
3. Plantings of native species of trees, shrubs, or groundcover, but excluding turf lawns.
4. Replace residential driveways in-kind, or with less square footage, and no expansion of area.
5. Replace decks in-kind on existing footings or replace decks in-kind on new footings provided a helical pier footing system is implemented and no excavation occurs. Existing Deck expansion (not a new deck) may be considered within existing lawn areas if wetland boundary was recently delineated professionally and expansion is proposed with at least a 50-foot setback at closest point from the mean annual high-water line within the riverfront area or from the wetland boundary, whichever is farther, and set on helical pier footing system.
6. Construct second story addition, and/or shed dormer, within the existing roof area of a structure that is setback at least 25 feet from the mean annual high-water line within the riverfront area or from the wetland boundary, whichever is farther, and there is no increase in roof area, including cantilevered or overhang sections, or is setback at least 50 feet from the mean annual high-water line within the riverfront area or from the wetland boundary, whichever is farther, if there is less than 100 square feet of roof area increase associated with a cantilevered or overhang section.
7. The conversion of lawn to uses accessory to residential structures comprised of sheds on helical pier footings or crushed stone bed, open decks on helical pier footings over crushed stone bed, porous paver patios, playground structures on porous bed provided the activity is less than 100 square feet in area and is located more than 50 feet from the mean annual high-water line within the riverfront area or from the wetland boundary, whichever is farther, and erosion and sedimentation controls if deemed necessary are implemented during construction.
8. Installation of solar panels on existing roof surfaces provided no tree removal occurs.
9. Maintenance and/or replacement of existing utility conduit (gas, water, sewer, electric), but not new ones, within paved public roadways, paved private roadways/driveways, or within existing railroad rights-of-way, provided that all work is conducted within the paved surface or grassed shoulder and is a minimum of 25 feet from the mean annual high-water line within the riverfront area or from the

wetland boundary, whichever is farther, and as far away from resource areas as practicable, with no tree clearing or grading within the buffer zone, and provided that all vehicles and machinery are confined to the roadway surface during work.

10. Activities that are temporary in nature, have negligible impacts, and are necessary for planning and design purposes (e.g., installation of monitoring wells, exploratory borings, sediment sampling, surveying, and percolation tests for septic or stormwater management systems provided that resource areas are not crossed for site access).

11. The conversion of impervious surfaces to native vegetation surfaces (not lawn grass), provided the surface is at least 25 feet from the mean annual high-water line within the riverfront area or from the wetland boundary, whichever is farther, no filling or grade changes occur, and erosion and sedimentation controls are implemented during construction.

12. Irrigation conduit installation using water conservation measures (soil moisture probes and backflow prevention on lowest elevation heads) within existing lawn area and at least 25 feet from the mean annual high-water line within the riverfront area or from the wetland boundary, whichever is farther. Any associated irrigation well shall be located greater than 200 feet from the mean annual high-water line within the riverfront area or 100 feet from the wetland boundary, whichever is farther, unless a conservation commission application filing is submitted for review and approval by the Commission.

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Approved by the Lexington Conservation Commission on 10-3-2022