

MEMORANDUM FOR THE RECORD
APPLICATION# 24 IWC 8
REGULAR MEETING – THURSDAY, JULY 18, 2024

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Jeffrey Graves
Property Owner: Jeffrey Graves
Address: 40 Saltbox Lane (Parcel ID: 015-007-0CC)
Date of Receipt: June 25, 2024
Date Received by IWC: July 18, 2024 (*DRD – September 21, 2024*)

Applicant Request: Regulated activities within the upland review area in conjunction with the building of a boulder retaining wall.

Activity Description:

Wetland Disturbance Area	Applicant states approx. 0 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	Applicant states approx. 8800 SF

STAFF COMMENTS:

- This Application is for regulated activities within the upland review area in conjunction with the building of a boulder retaining wall.
- The property is located on 3.29 acres in the R-40 zoning district with approximately 201 feet of frontage onto Saltbox Lane. The property is currently developed with a single-family residence.
- On or about June 1, 2024 the Applicant contacted our office in order to obtain a final Certificate of Zoning Compliance for the construction of the single-family residence and were desperate to get into the house by July 1, 2024. I advised him that I would require an As-Built prepared by a Licensed Land Surveyor in order to conduct my final inspection, as this was a condition of Zoning Permit # 221 ZP 173.
- On or about June 16, 2024, I received the As-Built from Applicant's Licensed Land Surveyor and conducted my final inspection. At the time of inspection, I noticed that there was a boulder retaining wall that had been constructed within the 50' upland review area. I spoke with the Applicant and he was unaware that the wall had been constructed in the URA, as he had hired a contractor to build the single-family residence and do all necessary site work; while utilizing the required property survey.
- During the initial permitting process, it was determined that there were wetlands on the property, as delineated by Joseph Theroux, a Certified Soil Scientist. An Inland Wetland application was obtained in order to construct a driveway crossing only, on November 21, 2021 (Application #: 221 IWC 15).
- The Applicant is requesting that the boulder retaining wall remain as constructed; as removal of said wall may cause more of a disturbance in the URA.

STAFF RECOMMENDATION:

Staff recommends the IWC receive and review Application 24 IWC 8, set a date for a site walk (if desired) and table the application to the August 15, 2024 meeting.