

Waiver Request Form

First Name*

Zoe

Last Name*

Krouner

Date*

8/21/2023

Map/Lot*

Parcel No. U27-12-3

Project Address*

0 Fort Pond (Parcel No. U27-12-3)

Project purpose and need*

The project's purpose is to install a dock, sitting area, and woodchip path.

In order to request a waiver, this provides a guidance for required information

Attach additional text, plans, photos, or graphics if needed

Choose File No file chosen

What specific action(s) is the waiver being asked for?*

To allow installation of the dock, sitting area, and woodchip path within the 50-foot no-disturb zone

How is the action(s) in the public interest, necessary to prevent a safety hazard or water dependent?*

The dock will need to extend ±22 feet into the water to provide boating access to the pond,

How is the action(s) consistent with the intent and purpose of the bylaw?*

The project has respected the intent and purpose of the bylaw via the following: (1) the dock has been designed to keep impacts at a minimum by allowing maximum sunlight through and has temporary footings (2) The applicant chose the most reasonable location with the least amount of impacts. The one proposed tree to be removed will be replaced by two trees (3) The boat house is outside the 50-foot with no trees to be removed in that area. (4) The walking path is only 5 feet wide and consists of a wood-chip path maintaining the relatively natural ground cover

Existing and proposed site conditions (ie, impervious, lawn & disturbed areas) (square feet;show on plan)*

Existing conditions: The locus site, parcel number: U27-12-3, which includes parcels "F" and "C," are two forested parcels within the Town of Littleton. Fort Pond is listed as a "Great Pond" under the Massachusetts Great Ponds List and is located directly west of Parcel "F." The applicant owns 223 Newtown Road in Acton and there is an existing easement that allows access to the locus site.

Proposed conditions:

The applicant proposes to install a 112 Sq. Ft. Aluminum Style Sure Step Dock that extends ±22 linear feet into the pond, a 8'x25' foot boat shed, 5'x5' sitting area and 5-foot-wide woodchip path on parcel F and C.

The dock is proposed between wetland flags GCB2-GCB4 and consists of three sections: (1) 4'x8' Aluminum Cottage Style Ramp, (1) 4'x8' Aluminum Cottage Style Dock, and (1) 8'x6' Aluminum Cottage Style Dock. The 4" dock frame will sit on land (no posts) approximately 2-feet upgradient of the bank of the pond. There will be no bank impacts. The entire Sure Step dock system has a unique design and open web pattern that allows water and sunlight to pass through it in order to conserve the ecosystem. According to the manufacturer, the surface slots account for 34% of the panel area, allowing for maximum sunlight penetration without compromising strength. The average light availability under dock panel is 53% at 18" and 82% at 60". The dock is a stationary dock with no floats. There are 8 aluminum pilings with an outside diameter of 1.9". There are 8 foot plates attached to the bottom of each piling that will sit on the bottom of the pond. Two anchor posts twist in and out like an auger approximately 1-foot into the bed of the pond. The purpose of anchor posts is to tie up boats. All 3 sections of the dock and pilings are removable and will be removed annually before each winter.

The 8'x25' boat shed is proposed outside the 50-Foot Buffer Zone from the bank of the Fort Pond.

The 5'x5' sitting area is proposed adjacent to the bank of pond next to the woodchip path. The walking path extends from the edge of the bank on parcel "F" to the easement. Only small shrubs are proposed to be removed within the 5'x5' sitting area and within the 5' wide wood chip path. One tree is proposed to be removed to allow for the dock installation. Two trees are proposed to be planted within the 50-Foot Buffer Zone to mitigate for the removal. This section of the bank was chosen to have the least impacts on upland vegetation.

The dock, deck, woodchip path and sitting area are proposed within the Town of Littleton's 50-Foot No Disturb Area and the 100-Foot Buffer Zone. The boat shed is proposed outside the 50-Foot No Disturb Area.

The proposed erosion control barrier (straw wattles) will clearly demarcate the limit of work and will prevent any loose soils from eroding into the pond.

Existing and proposed distances of land uses from wetland resource areas (show on plan)*

The proposed dock is within the pond due to its water-dependent nature, and the sitting area is proposed directly adjacent to the dock (0-5 feet from the bank of the pond).

Analysis of less environmentally damaging practicable alternative***Alternative A: No Change to Existing Conditions**

Under a no-build scenario, no dock would be proposed, and the site would remain as forested vacant lot. Additionally, this is not an equivalent economic alternative.

Alternative B: Cedar Dock Decking

The applicant could have used a cedar dock deck which is much more appealing but would not allow as much sunlight through as the current proposed Aluminum Style Sure Step Dock.

Alternative C: Current Proposed Design (Aluminum Style Sure Step Dock)

The current proposed Aluminum Style Sure Step Dock allows the maximum amount of sunlight through compared to the cedar dock decking. The surface slots account for 34% of the panel area, allowing for maximum sunlight penetration without compromising strength. The average light availability under dock panel is 53% at 18" and 82% at 60". The location of the dock was chosen to have the least amount of impacts to vegetation.

Proposed short term and long term protection of wetland resource areas*

The pond will be protected by proposed erosion controls during the work. For long-term protection, after the woodchip path and dock are installed, the area will be stabilized, and no wetland resource areas will be impacted.



Is the site in a Zone I, II, or III (groundwater) or Zone A, B, or C (surface water) water supply area*

no



Are there critical, unique, or sensitive resource areas in the area (ie, NHESP mapped habitat, vernal pools, unusual wetland types, cold water fisheries, outstanding resource waters, core habitat, conservation land, etc); show on plan*

no



Other factors for consideration

N/A



Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I agree.

Electronic Signature

Zoe Krouner



Project*

0 Fort Pond (Parcel No. U27-12-3)

