

Dear Members of the Conservation Commission,

On behalf of the homeowners at **87 Moore Road**, we are submitting this letter to accompany the updated mitigation plan and to provide detailed responses to the questions and requests raised during the most recent Conservation Commission meeting. We appreciate the Commission's continued guidance and have incorporated all requested items into the revised submission.

## **1. Mitigation Species and Ratios**

### **Commission Request:**

*"Clearly indicate which species will be used for mitigation and in which ratios."*

### **Response:**

A comprehensive list of plant species, quantities, and ratios is included in the updated mitigation plan prepared by Lynch Landscaping, dated 11/25/2025. All species selected are native plantings appropriate for the wetland buffer zone and were chosen specifically to enhance ecological function and long-term stability.

## **2. Justification for Maintaining the Existing Fence and Locating the Barn Partially within the Buffer Zone**

### **Commission Request:**

*"Provide justification narrative for leaving the fence in place and pushing the barn into the buffer zone."*

### **Response:**

The homeowners respectfully request approval to maintain the existing fence and to construct the barn in the location shown on the updated plans. This configuration is necessary to allow adequate vehicle access and turning radius for equipment and trailers that must be stored within the barn.

Locating the barn as proposed is the only feasible arrangement that provides enough space for the driveway and the required access radius without causing additional disturbance to other areas of the property. Maintaining the fence in its current position avoids unnecessary clearing, grading, or reconstruction activities that would otherwise increase impacts within the buffer zone.

In recognition that this layout creates a modest encroachment into the buffer zone, the homeowners have taken steps to offset this impact by incorporating an enhanced mitigation plan with ample native species, significantly improving the ecological quality and resilience of the buffer area.

### **3. Permanent Demarcation of No-Disturb Area**

**Commission Request:**

*“Provide demarcation to indicate where any future homeowners would not be allowed to clear beyond.”*

**Response:**

Permanent demarcation will be installed along the 200-foot wetland buffer zone. This will consist of strategically spaced fieldstones with durable placards labeled “Wetland Buffer Zone – No Disturb.” This provides a clear, permanent indicator for both the current homeowners and all future property owners.

### **4. Conservation Restriction Extent**

**Commission Request:**

*“The conservation restriction would ideally be to 200’, but at a minimum to the fence.”*

**Response:**

The homeowners fully agree to pursue a 200-foot Conservation Restriction along the wetland buffer zone, in accordance with the Commission’s preference. This will ensure long-term protection of the resource area and clarify the limit of permissible land use in perpetuity.



Plant List - Basic with Images					
Image	ID	Qty	Common Name	Scheduled Size	Remarks
	Acer rubrum	9	Red Maple	1" Cal	
	Clethra alnifolia	25	Summersweet	3 gal	
	Existing Tree	5	Various	Various	
	Ilex verticillata	16	Winterberry	3 gal	
	Quercus alba	7	White Oak	1" Cal	



Lynch Landscape and Tree Service  
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REVISIONS:		
#	DATE	DESCRIPTION

SCALE: 1/8"=1'      DATE: 11-25-25

87 Moore Rd.  
Sudbury, MA

SHEET TITLE:

Mitigation Plan

SHEET NUMBER:

M-1