



## OGUNQUIT CONSERVATION COMMISSION

Dear Chair Wilkos and Planning Board members,

On behalf of the Conservation Commission (ConCom) I received from Maryann Stacy of the land use office your memo requesting input with regard to the sketch plan application for a proposed subdivision, location: Map 5, Lot 20 aka Pine Hill Road North Project. I forwarded the memo and the sketch plan application packet to the other ConCom members and asked that they familiarize themselves with the documents in order to have a discussion at our meeting scheduled for August 20th. That ConCom meeting did take place yesterday at 4:00PM via Zoom webinar and we discussed the application as per your request for ConCom input as part of our agenda.

As a result of that discussion, issues and concerns were articulated by the commissioners with regard to the location and proposed development of this undeveloped site. The ConCom recognizes the location of this proposal is environmentally sensitive due to its proximity to the Josias River, topography, among other reasons. I have memorialized our input for you and the Planning Board regarding our concerns in list form rather than a narrative for convenience of reading - they are not necessarily listed in order of importance. Also, some issues relate directly to one another.

- general drainage issues due to the location of ledge within the site
- soil composition and poorly draining soil noted in hydrologic soil group report
- proposed impervious versus pervious surfaces and affect on storm water runoff
- storm water management plan
- runoff at this location pooling & flooding at the base of Pine Hill Road North
- the first 3 or 4 proposed buildings (SE) appear to be in a designated wetland area
- protection of species of concern, specifically elvers in the Josias River
- identification and protection of other plant and animal species of concern as noted in "Beginning with Habitat", formerly known as "Maine Critical Areas Program" mentioned in the Comprehensive Plan
- deforestation and removal of vegetation increasing erosion at site

There were also a couple of questions that the ConCom had: Has an Environmental Impact Study been done for this site? Has a Vernal Pool Study been done?

We hope to offer future input on this proposal as the application continues through the various stages with the Planning Board and more information becomes available. If I or the Conservation Commission can provide any clarification at this stage, please feel free to contact me.

Regards,

Patience Prescott-Sundaresan, Chair