

October 4, 2021

4 & 5 Redmond Street
Roadway and Two Single Family Houses

Request for Waiver of 2:1 Replication

Proposal to Gift 1.7 Acre Parcel of Land

The land proposed to be gifted is shown as Parcel 56 on the Burlington Assessor's Map 29 and contains ± 1.7 acres of undeveloped land with frontage on Somerset Street an unimproved paper street. The conservation values include open space protection, flood storage, protection of wetland resource areas, protection of wildlife habitat, an increase to a block of land already under the Conservation Commission's control, and a reduction in the potential damage to existing trees and land left in a natural state.

Open Space Protection – The lot directly abuts an existing Burlington conservation area named the Raymond Road Conservation Area, a proposed conservation restriction on 2 McSweeney Way, and a small parcel on Raymond Road. This land will provide contiguous protected open space of ± 10.80 acres of land as shown on the attached plan.

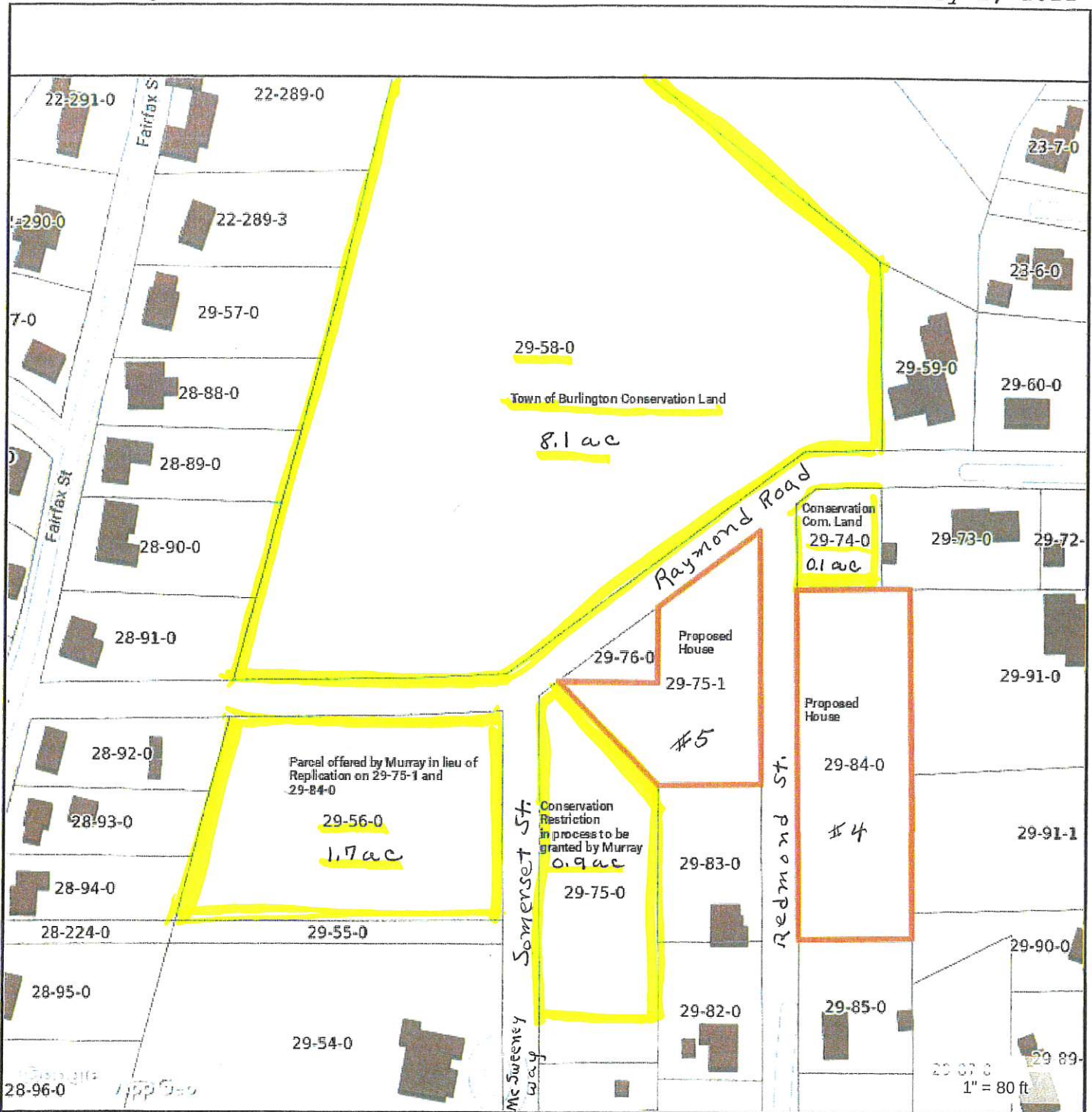
Flood Storage - This will allow the land to remain in a natural state and will provide flood/storage control and protection of the groundwater supply.

Protection of Wetland Resource Areas - The parcels contains a large area of wetlands and upland and although it appears it may not or it will be difficult to develop, having it in the control of the Conservation Commission will assure that it remains open space in the future.


Protection of Wildlife Habitat – Wildlife travel over this and the contiguous land currently or promised to be in control the Conservation Commission granting a permanent existing habitat for wildlife.

Increase to Land Area Already in Control of the Conservation Commission – As noted above, this will increase the size of contiguous protected open space with the addition of the ± 1.7 acres creating a total of ± 10.80 acres of land.

Reduction in Damage to Existing Trees – Accepting this parcel in lieu of a 2:1 replication on 4 and 5 Redmond Street will eliminate the additional excavation and planting that could be damaging to existing well established trees.



O Current or Proposed Land in Control of the Conservation Commission


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT
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1" = 80 ft