

ENVIRONMENTAL CONSTRAINTS

The Wood Road property has numerous environmental constraints. The Scitterygussett Creek crosses the site in its center and requires a 100’-0” “no disturbance” buffer. The other wetlands on the site have been preliminarily surveyed and found to not be significant Vernal Pools at this time, and instead may be treated as typical Wetlands. All wetlands greater than 4,300sf as surveyed are shown on this diagram with a 50’-0” development setback.



- 100’-0” INLAND FISHERIES & WILDLIFE BUFFER
- WETLAND W/ POTENTIAL VERNAL POOL
- 50’-0” WETLAND SETBACK
- PREVIOUSLY DEVELOPED AREA
- ACTIVE STREAM

SCENIC & FRAGILE ENVIRONMENTS

Beyond the protected wetlands on the Woods Road site, there are many fragile and beautiful spots that are not under current legal protection. These include historic stone walls, upland rock outcroppings, hemlock groves and exposed ledge. We have mapped these areas in orange on this diagram. It will not be possible to protect all these locations from development, but the majority of them may remain intact with the careful building and road siting we are proposing.



- WETLANDS
- EXPOSED ROCK LEDGE & HEMLOCK GROVES
- ACTIVE STREAM
- EXPOSED LEDGE

SITE DESIGN

ROAD LAYOUT, TRAIL & STORMWATER DESIGN

One potential innovation in stormwater management is the potential use of Town of Falmouth parcels located across Woods Road to create detention ponds to manage the run-off from the Public Safety site, whose development size did not require stormwater management at the time of its construction. Roads have been kept out of the 100'-0" stream buffer, whenever possible, except in the case of the easternmost wetland. The stream has been spanned with a precast bridge, allowing free flow of the stream below, instead of culverts. Also shown is a preliminary trail layout for the site, winding its way among the protected ledge outcroppings and hemlock groves.

INTEGRATED SITE DESIGN

The site analysis described above has led to an integrated site design that protects habitat and landscape whenever possible, while still allowing an appropriate quantity of housing units to be developed on the Woods Road site in an affordable manner.

Careful application of compact development where appropriate combined with thoughtful landscape and road design means that our team can accommodate Falmouth's stringent Conservation Zoning standards, even with a site as challenging as this one. Preliminary calculations suggest that up to 2/3 of the total site may remain protected open space.

