



Town of Lancaster

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**Office of the
Conservation Agent**

February 25, 2019

Jeanne Rich, Chair
Lancaster Zoning Board of Appeals

RE: Review of Hamwey Engineering, Inc. letter of February 16, 2019; recommended wildlife studies and habitat assessments for site of proposed Goodridge Brook Estates

Dear Ms. Rich:

I have reviewed Fred Hamwey's February 16, 2019 letter concerning wetland and related issues pertaining to the proposed Goodridge Brook Estates development (copy of letter attached herewith). The letter looks good to me, the only clarification I would make is that it is the Conservation Commission's recommendation that the survey/inventory studies should cover the entire subject property, not just areas within the Commission's regulatory jurisdiction. This recommendation is based on: (1) Section 301-8.D(2) of the Lancaster Subdivision Rules and Regulations does NOT limit analysis of the project's "material effects upon important wildlife habitats, outstanding botanical features ..." to only those areas within the Commission's regulatory jurisdiction; and (2) some species of wildlife that depend on wetlands for breeding and other critical habitat functions can seasonally range geographically quite far and wide over the course of their annual life cycles, so that they are often found well outside the Commission's jurisdiction, especially at certain times of the year. Please do not hesitate to let me know if the Zoning Board of Appeals has any additional questions and/or concerns regarding this matter.

Sincerely,

David M. Koonce
Conservation Agent