

**Ross Engineering**  
**Civil/Structural Engineering & Surveying**

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**Zachary Elliot**  
**1050 Second Crown Point Road**  
**Strafford, NH**

**Variance for the 50 foot buffer from a 1,300 s.f. wetland**

The town regulations are slightly odd in that if the wetlands are small in size, 3,000 s.f. or less, the 25 wetland setback is not required. However, we have been informed that the town still requires a 50 foot structure setback to the wetlands, regardless of wetland size. This is not clearly defined in the town regulations. The wetland of concern on this site is 1,300 s.f. If the board believes that the 50 foot structure setback applies to a wetland of this size then a variance is necessary.

Other nearby towns have regulations that exempt wetlands from setbacks due to size. Rochester regulations state that a wetland less than a half-acre in size (21,780 s.f.) does not have wetland buffers. So, it is unusual to have a regulation that removes the 25 foot setback but keeps the 50 foot setback when a wetland is extremely small.

The barn only has a 371 s.f. footprint. The structure does not have a full foundation, so that overland flow is not restricted. We have surveyed the structure and have visited the site with soil scientist Marc Jacob. As shown on our plan we have designed a 5 foot wetland buffer planting area and a 5 foot no mow area to offer much more wetland protection than is actually required by the town or State. We plan on working with the owner to ensure proper wetland protection. After all the improvements are installed this small wetland will have a very high level of buffer protection.

Sincerely,

Alex Ross, P.E., LLS, Licensed Septic Designer

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**View from the edge of wetlands looking upslope towards the small barn**

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**View from driveway looking towards barn**