



# Lauprete Residence

Conservation Commission Presentation  
FEBRUARY 23, 2021





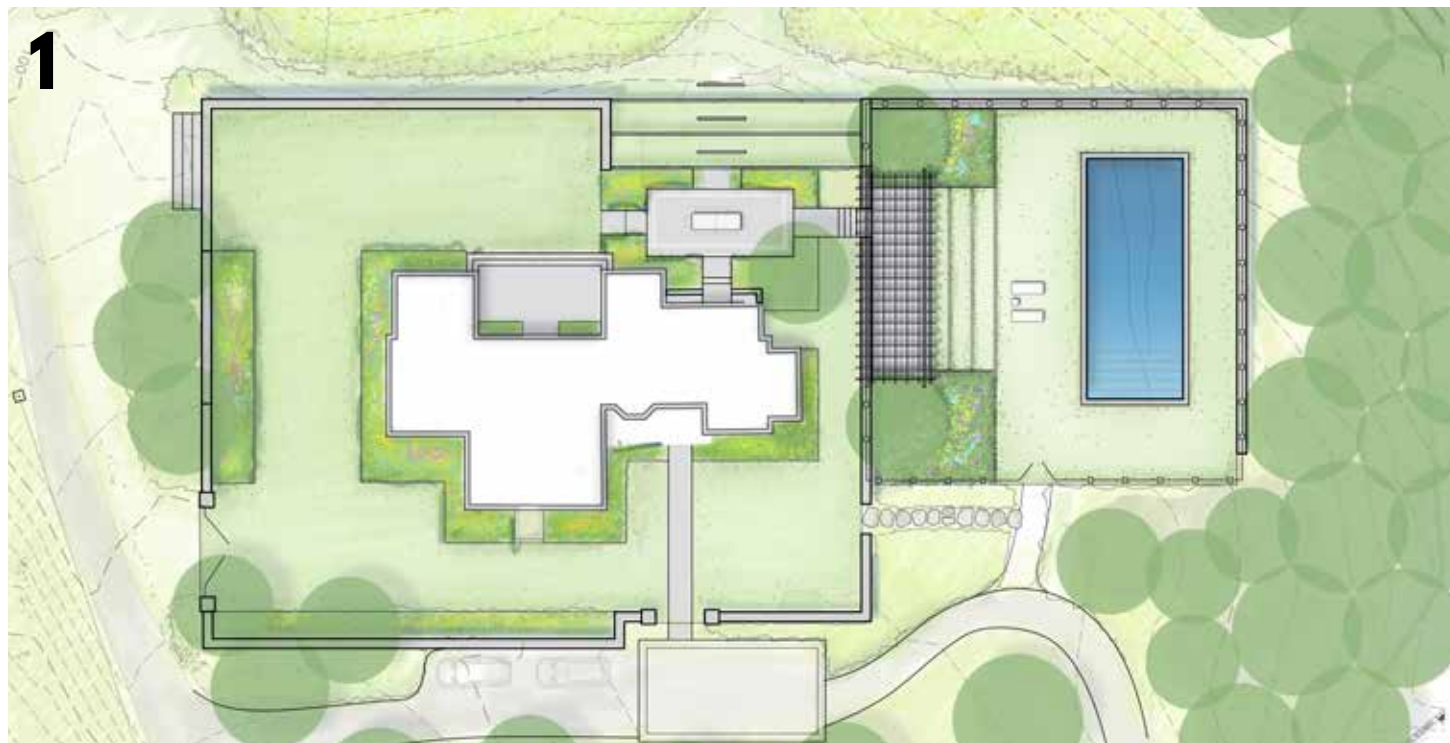
## **WHAT WE HEARD YOU SAY:**

1. EXPLORE MORE WAYS TO SHIFT POOL OUT OF THE 100' RFA & BUFFER ZONE
2. CONSIDER MITIGATION ALONG WETLAND/WOODLAND EDGE

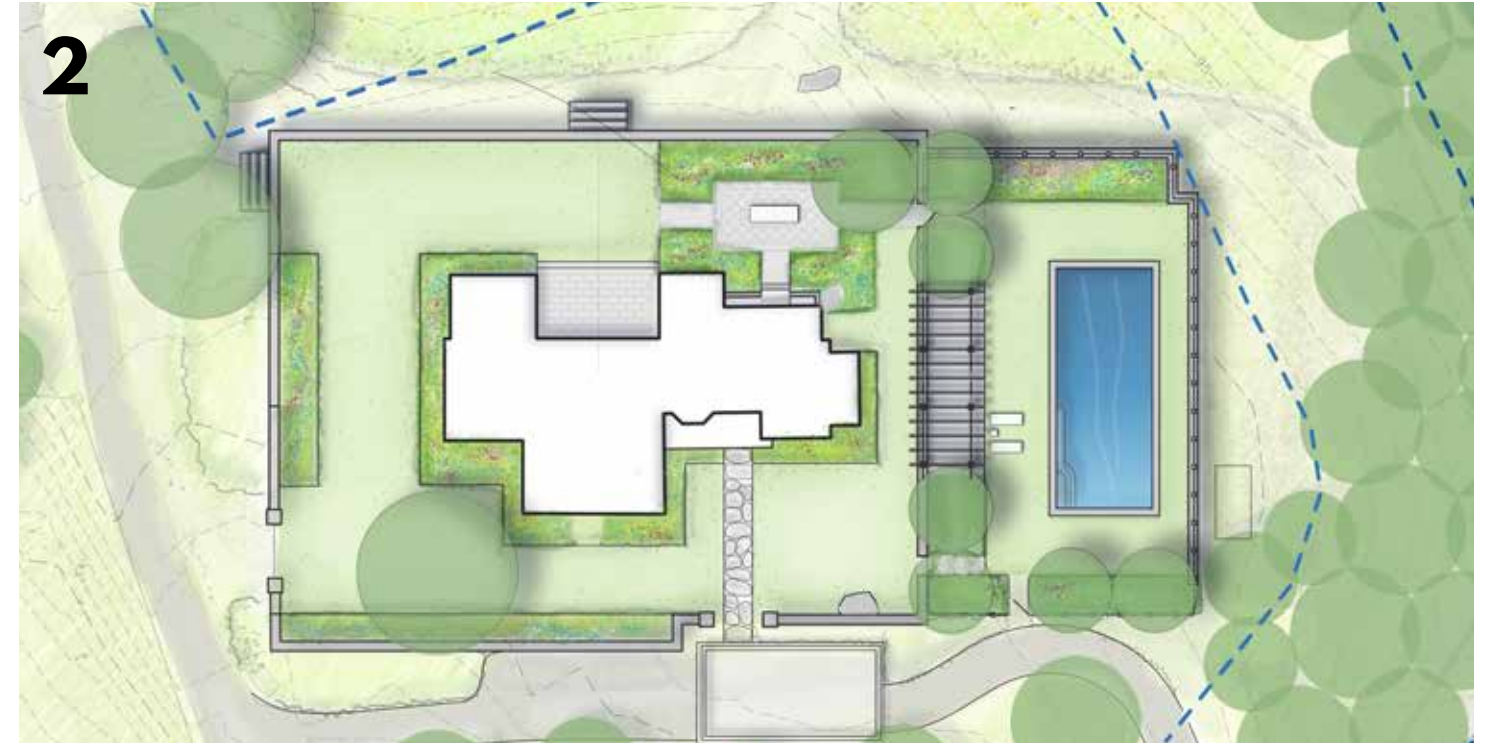


# DESIGN HISTORY

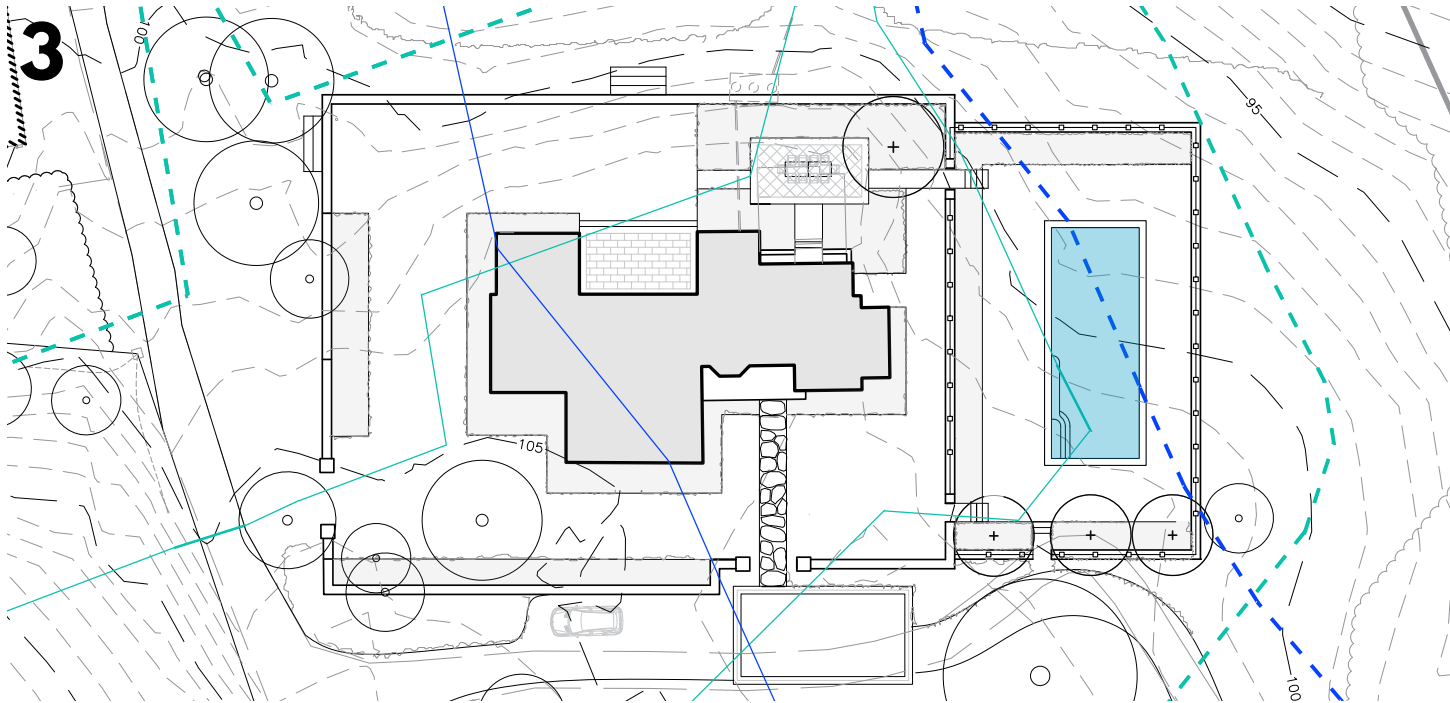
**INITIAL DESIGN BASED ON GOOD SPATIAL PROPORTIONS (What we wanted to do)**



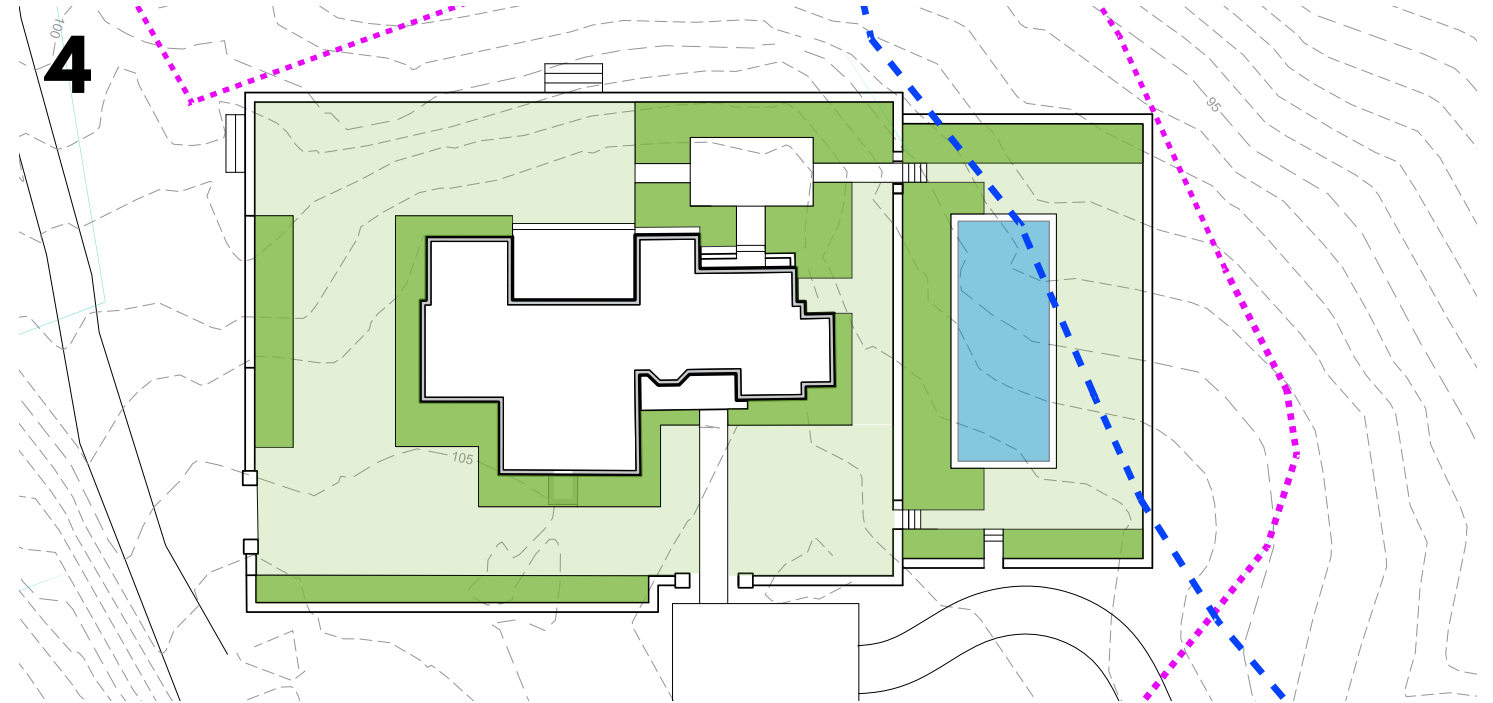
**REVISIONS TO AVOID THE 50' WETLAND SETBACK (PRESENTED 12/22 Con Com)**



**PERGOLA REMOVED, POOL SHIFTS CLOSER TO HOUSE (Presented 02/09 Con Com)**



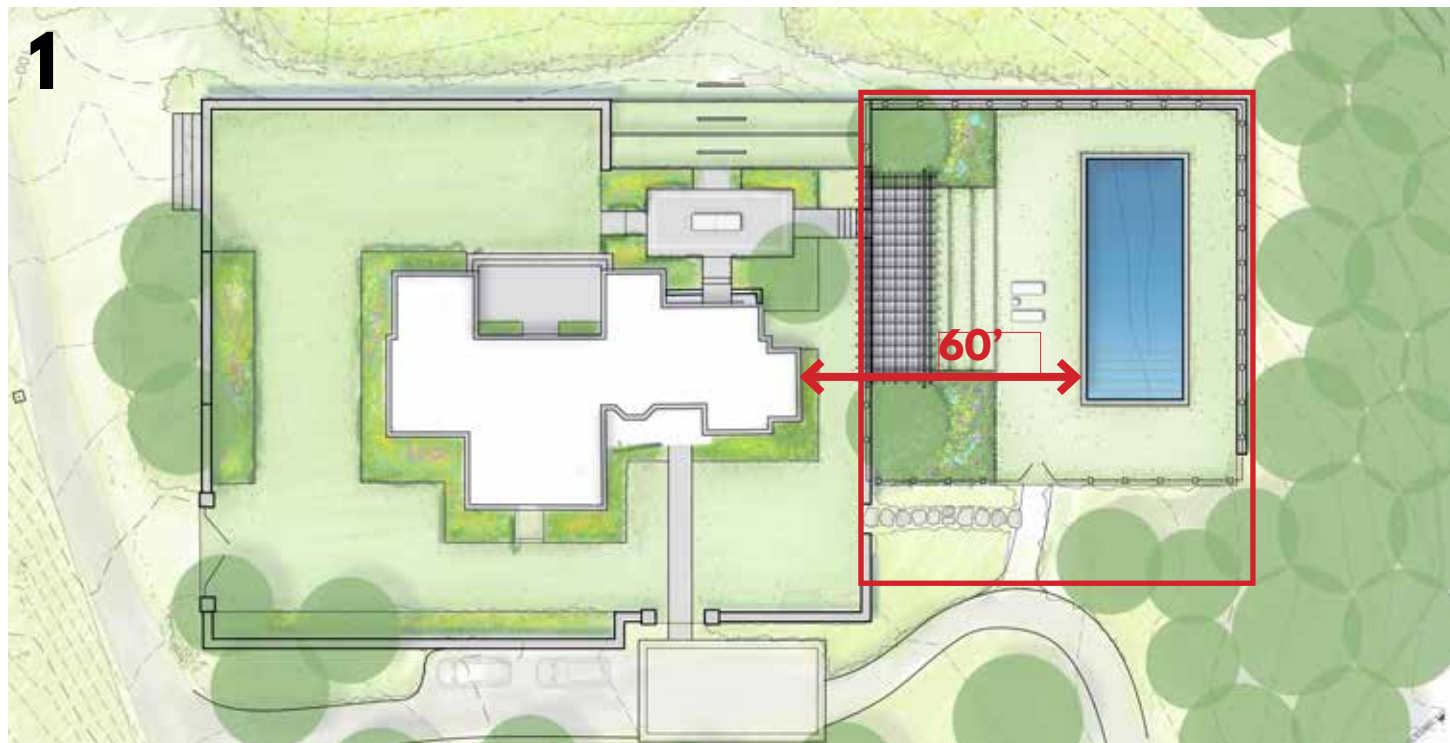
**WHAT WE ARE PRESENTING TONIGHT: POOL SHIFTS + LAWN REDUCTION (2/23)**



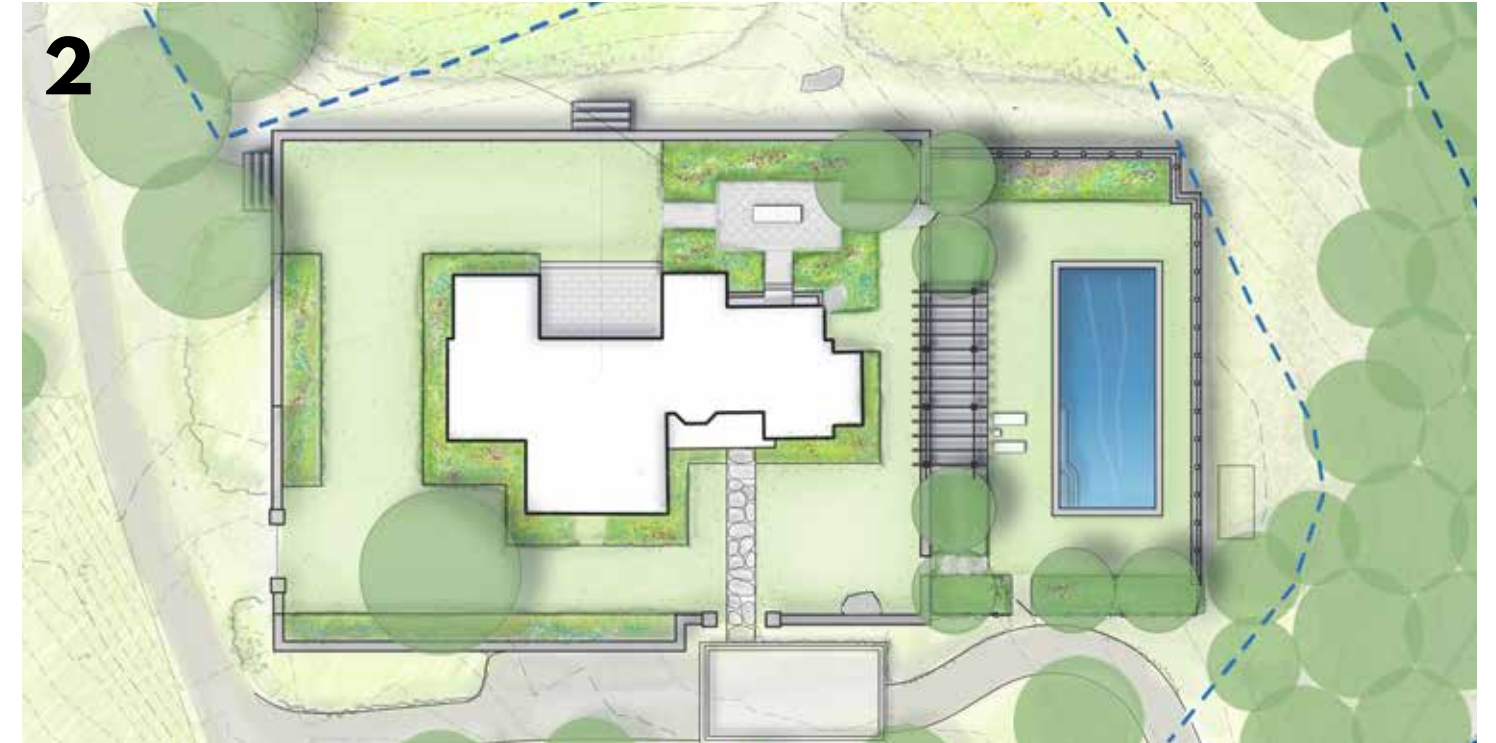


# DESIGN HISTORY

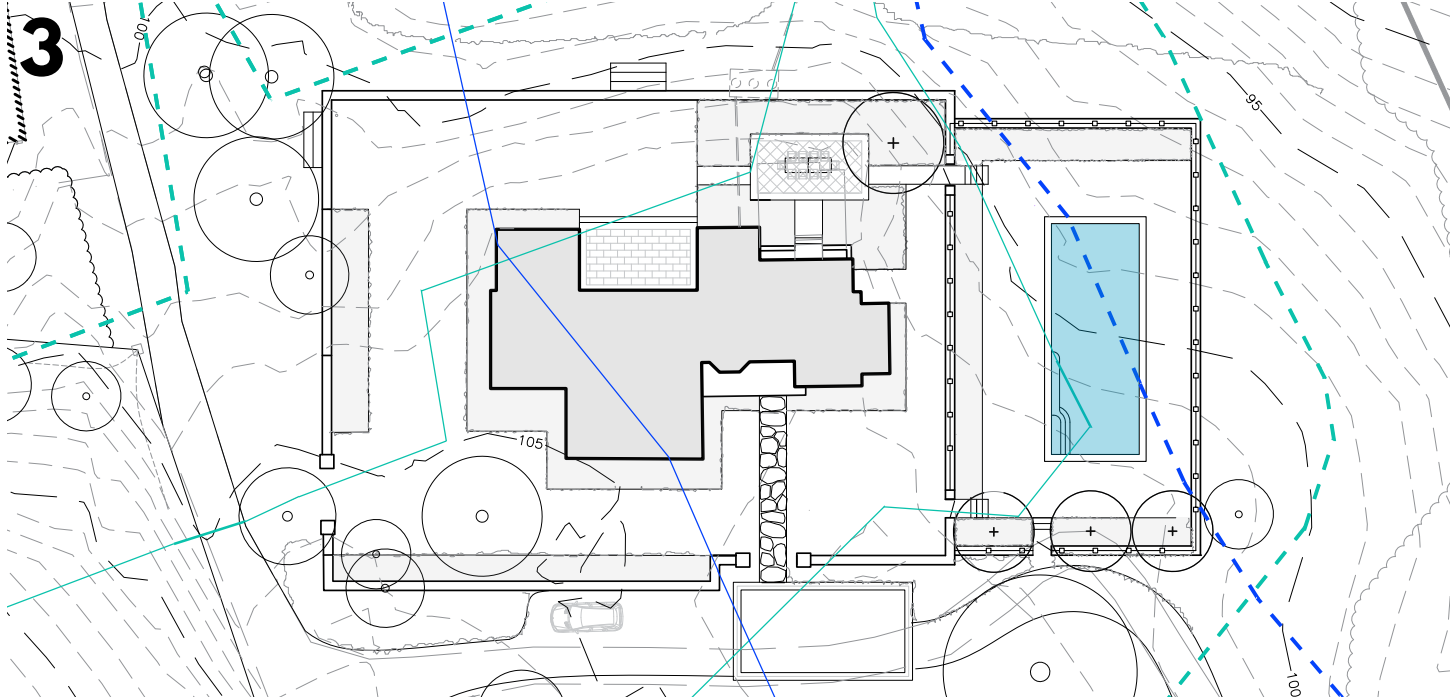
INITIAL DESIGN BASED ON GOOD SPATIAL PROPORTIONS (What we wanted to do)



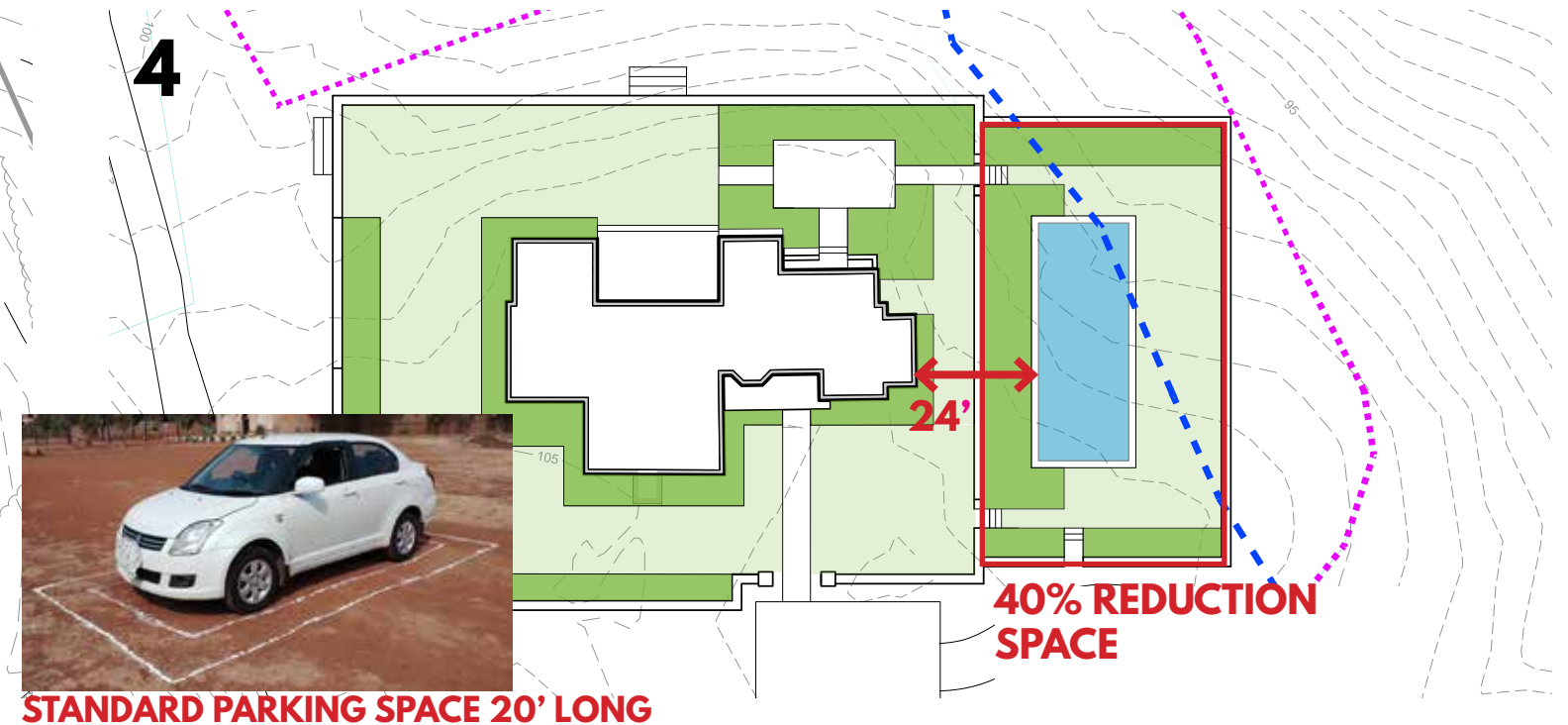
REVISIONS TO AVOID THE 50' WETLAND SETBACK (PRESENTED 12/22 Con Com)



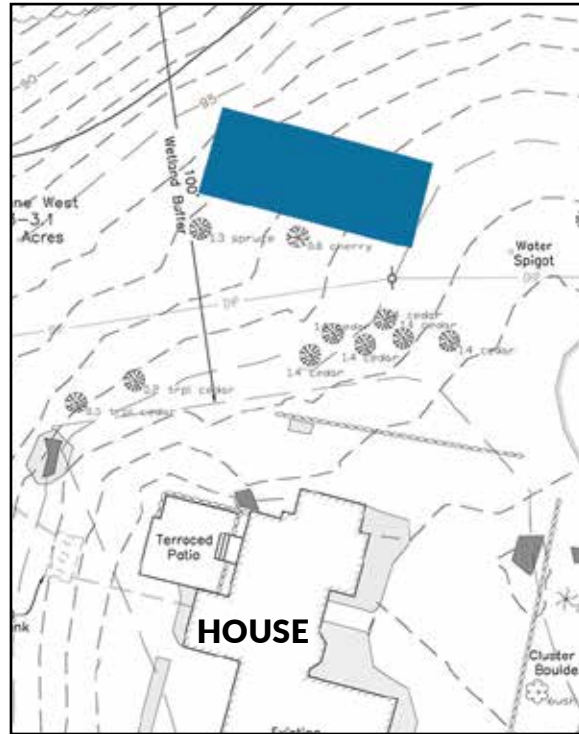
PERGOLA REMOVED, POOL SHIFTS CLOSER TO HOUSE (Presented 02/09 Con Com)



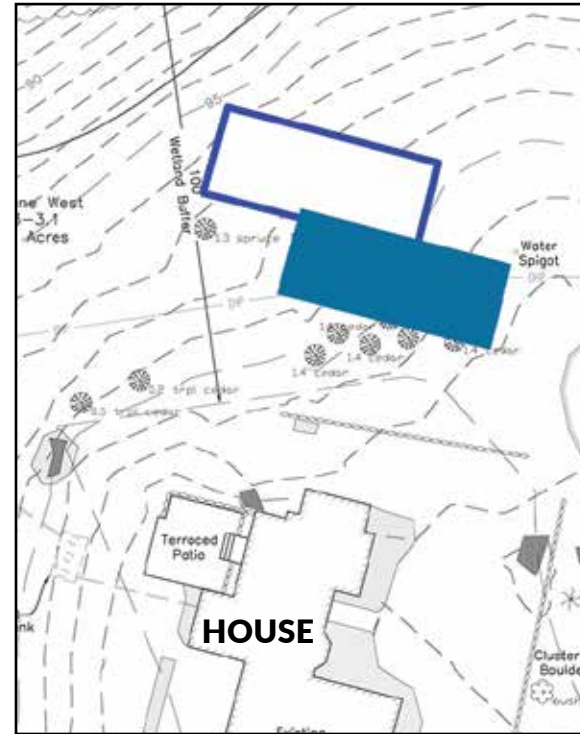
WHAT WE ARE PRESENTING TONIGHT: POOL SHIFTS + LAWN REDUCTION (2/23)



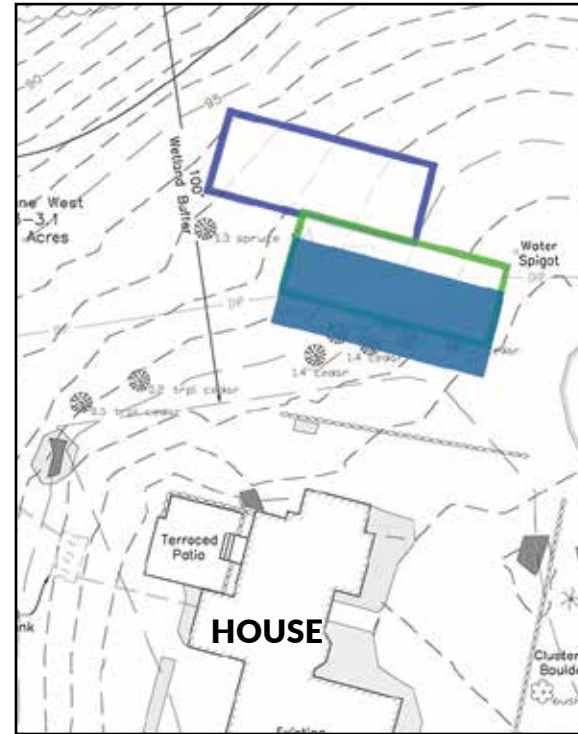
# POOL SHIFTING



**APPROACH WITHOUT SETBACKS**



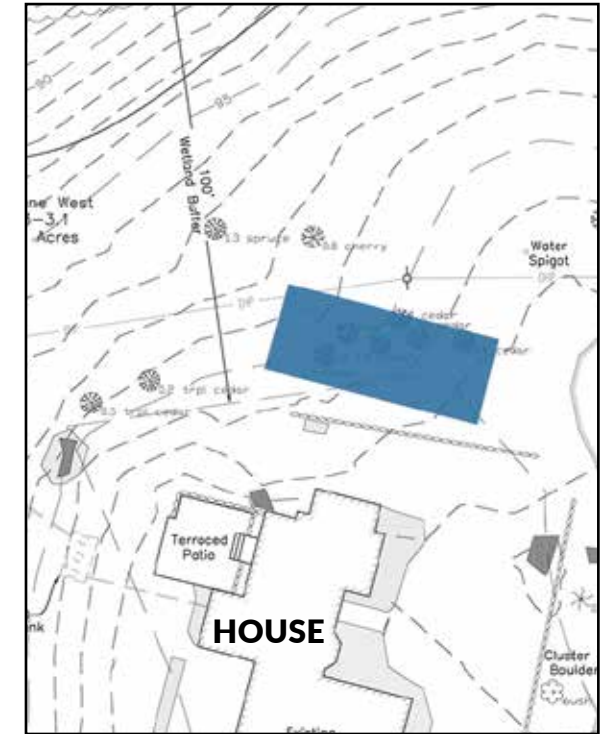
**FIRST SUBMISSION: 12/22/2020**



**SECOND SUBMISSION: 2/9/2021**



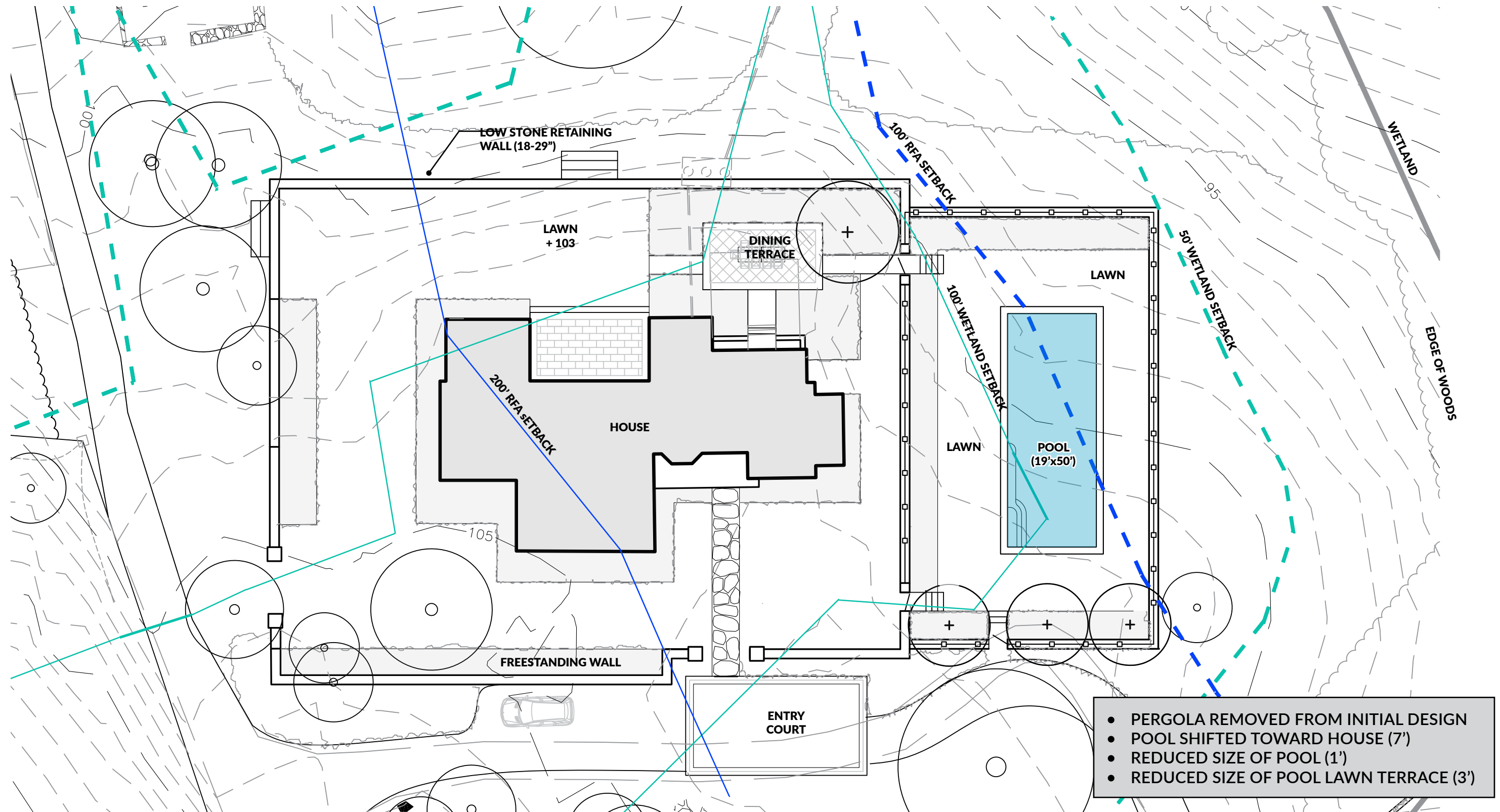
**THIRD/CURRENT SUBMISSION  
2/23/2021**



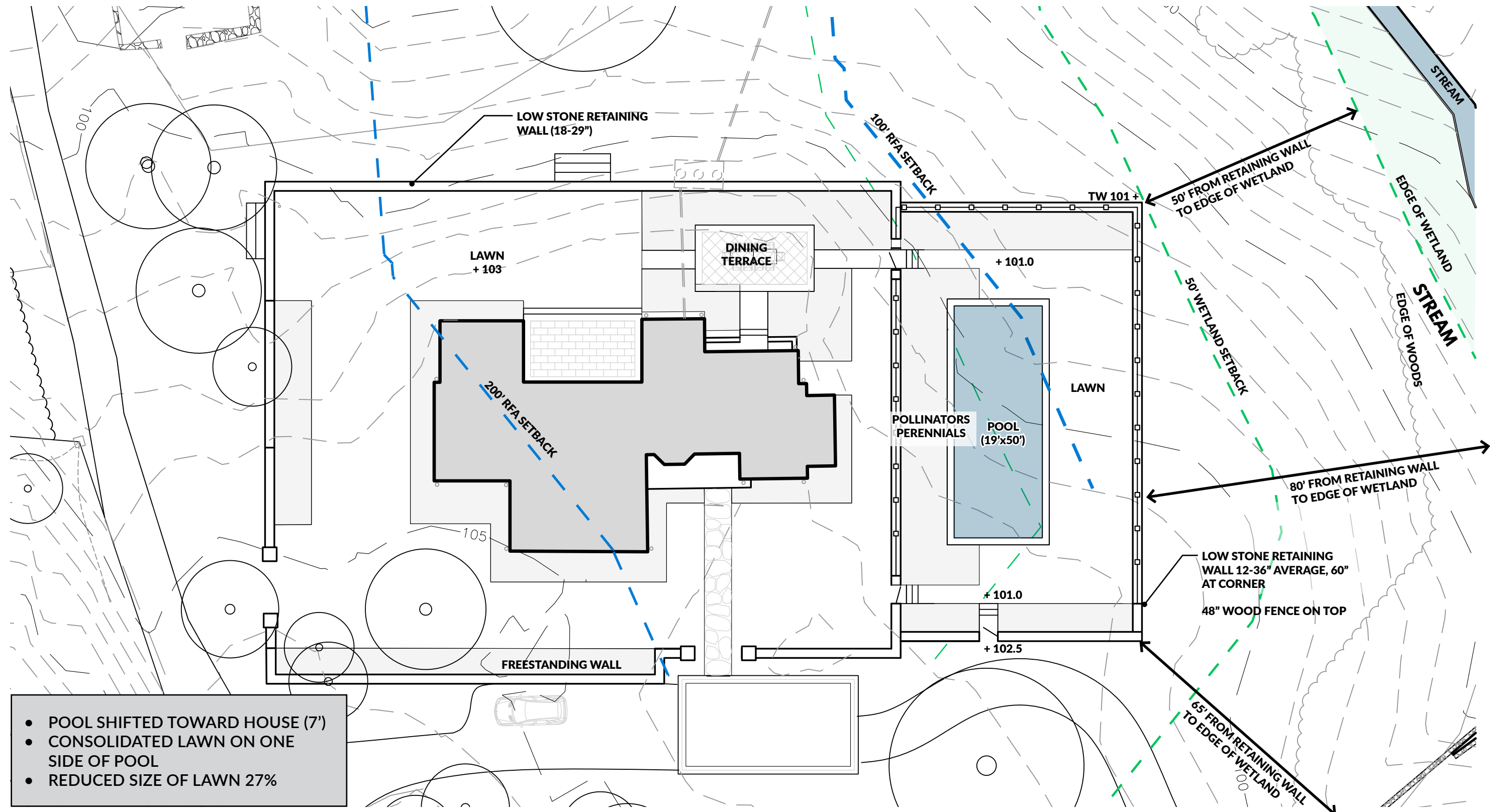
**CURRENT DESIGN PROPOSAL**



# WHAT YOU SAW LAST MEETING (2/9/2021 Conservation Commission Meeting)



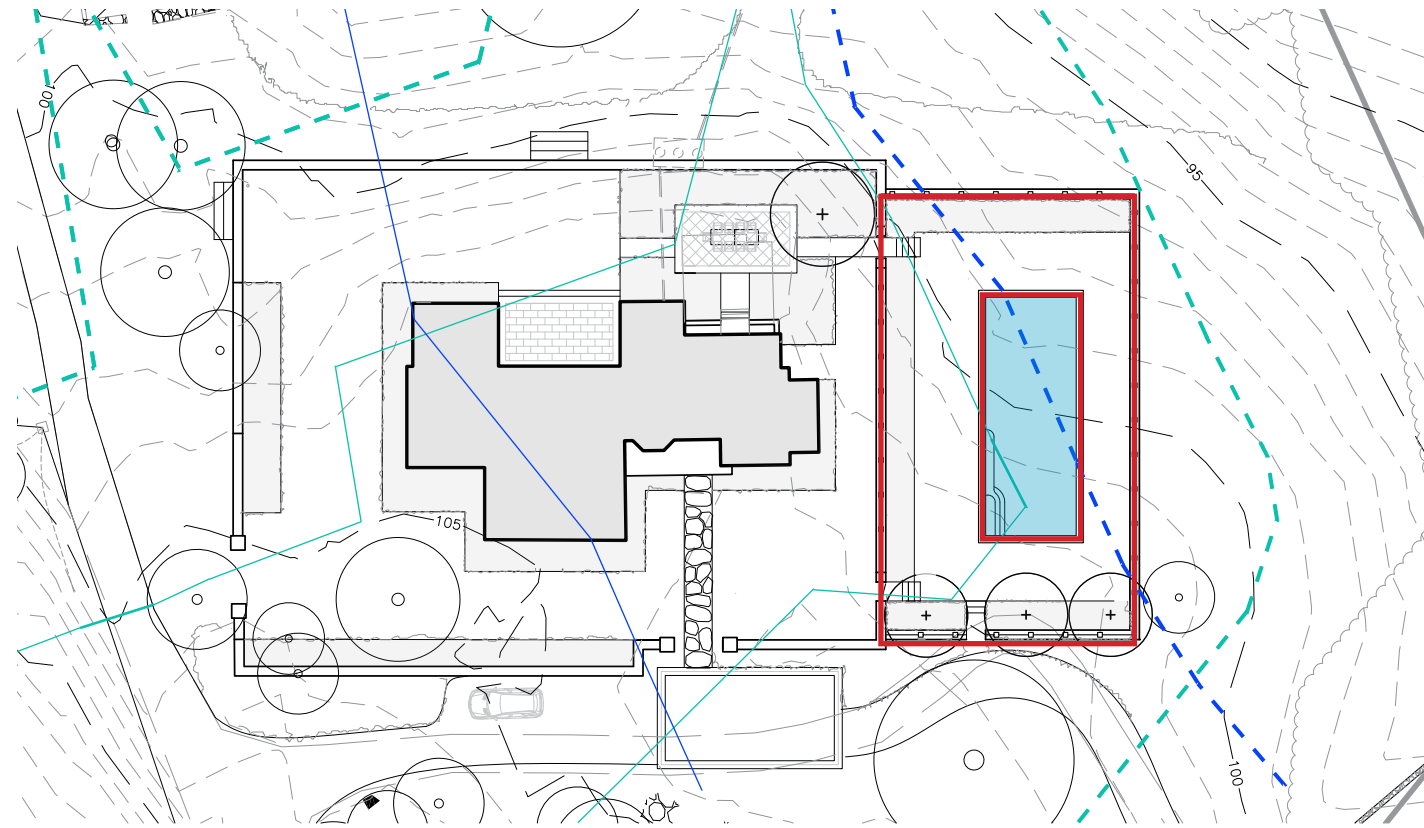
# NEW REVISED PLAN 2/23



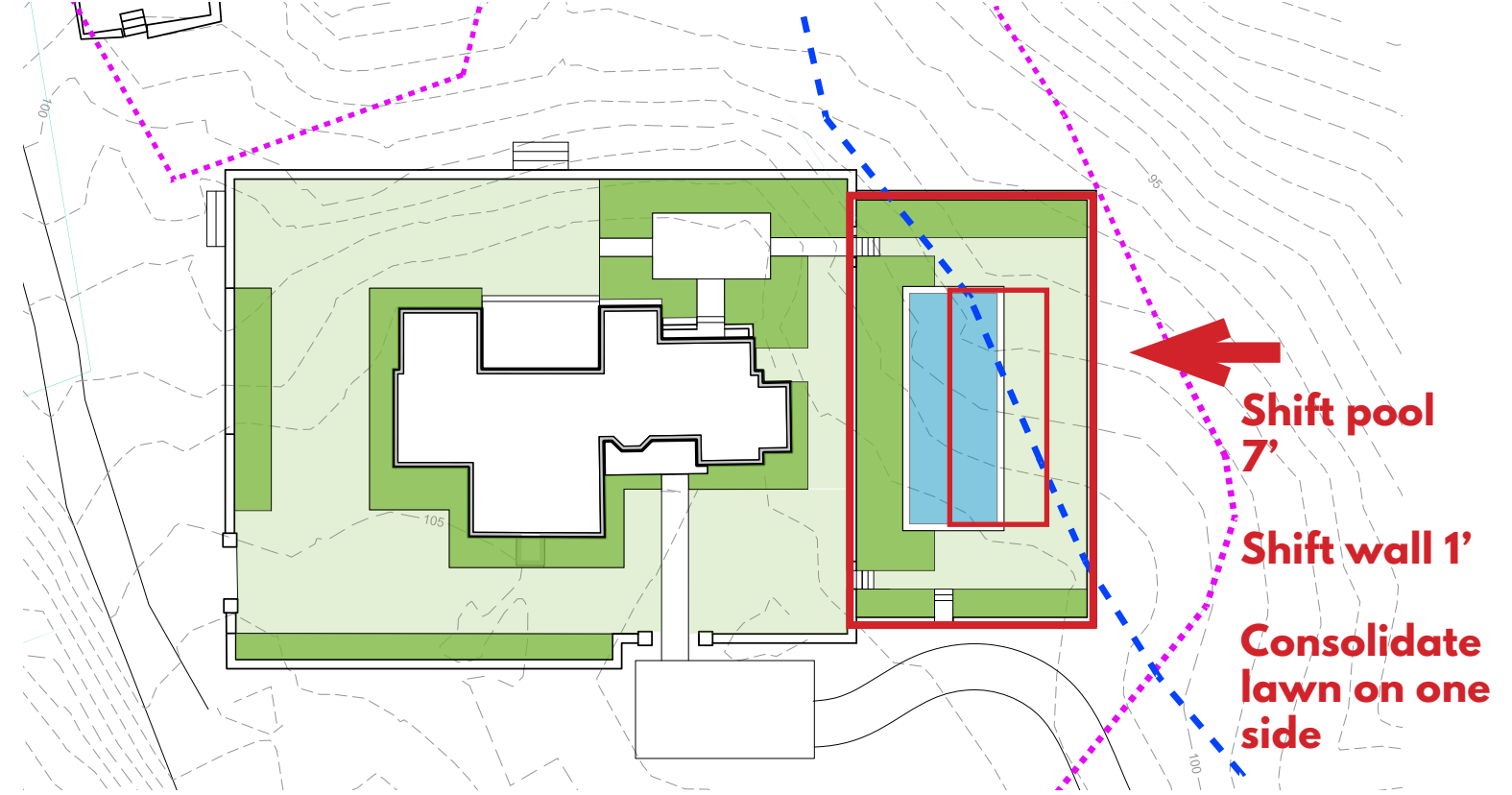
- POOL SHIFTED TOWARD HOUSE (7')
- CONSOLIDATED LAWN ON ONE SIDE OF POOL
- REDUCED SIZE OF LAWN 27%

# PREVIOUS DESIGN COMPARED TO CURRENT PROPOSAL

PREVIOUS DESIGN 2/9/21



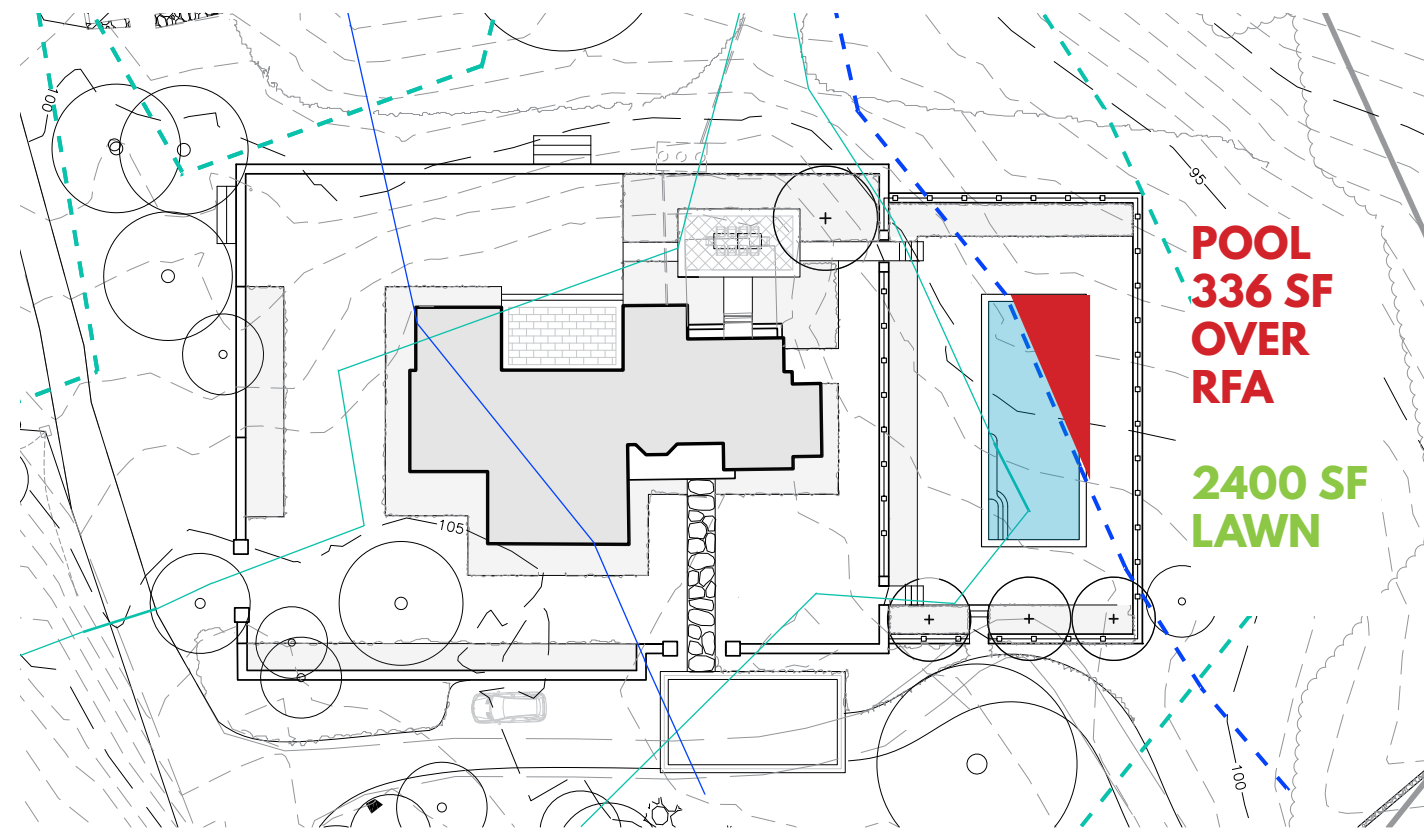
CURRENT DESIGN PROPOSAL



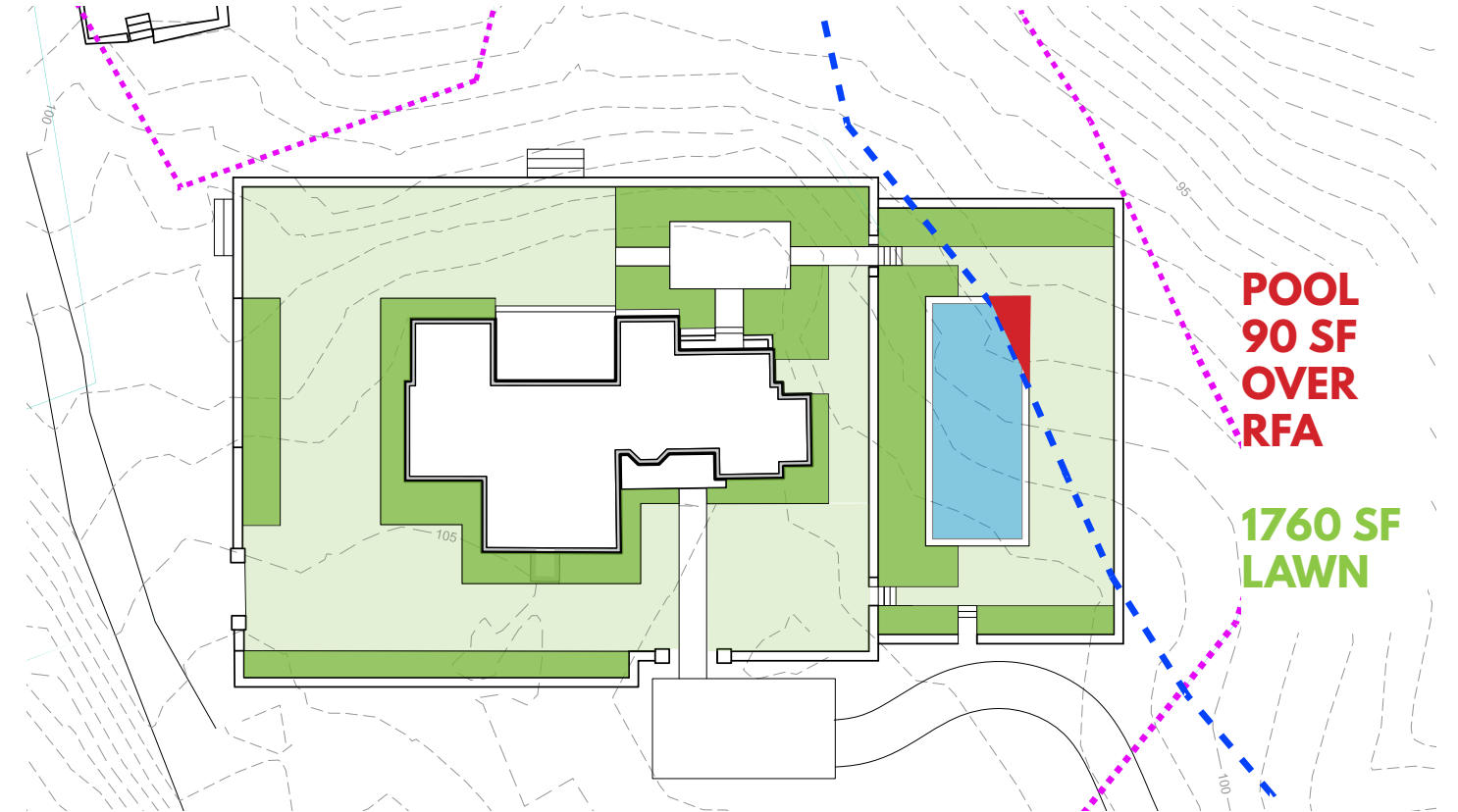


# PREVIOUS DESIGN COMPARED TO CURRENT PROPOSAL

PREVIOUS DESIGN 2/9/21



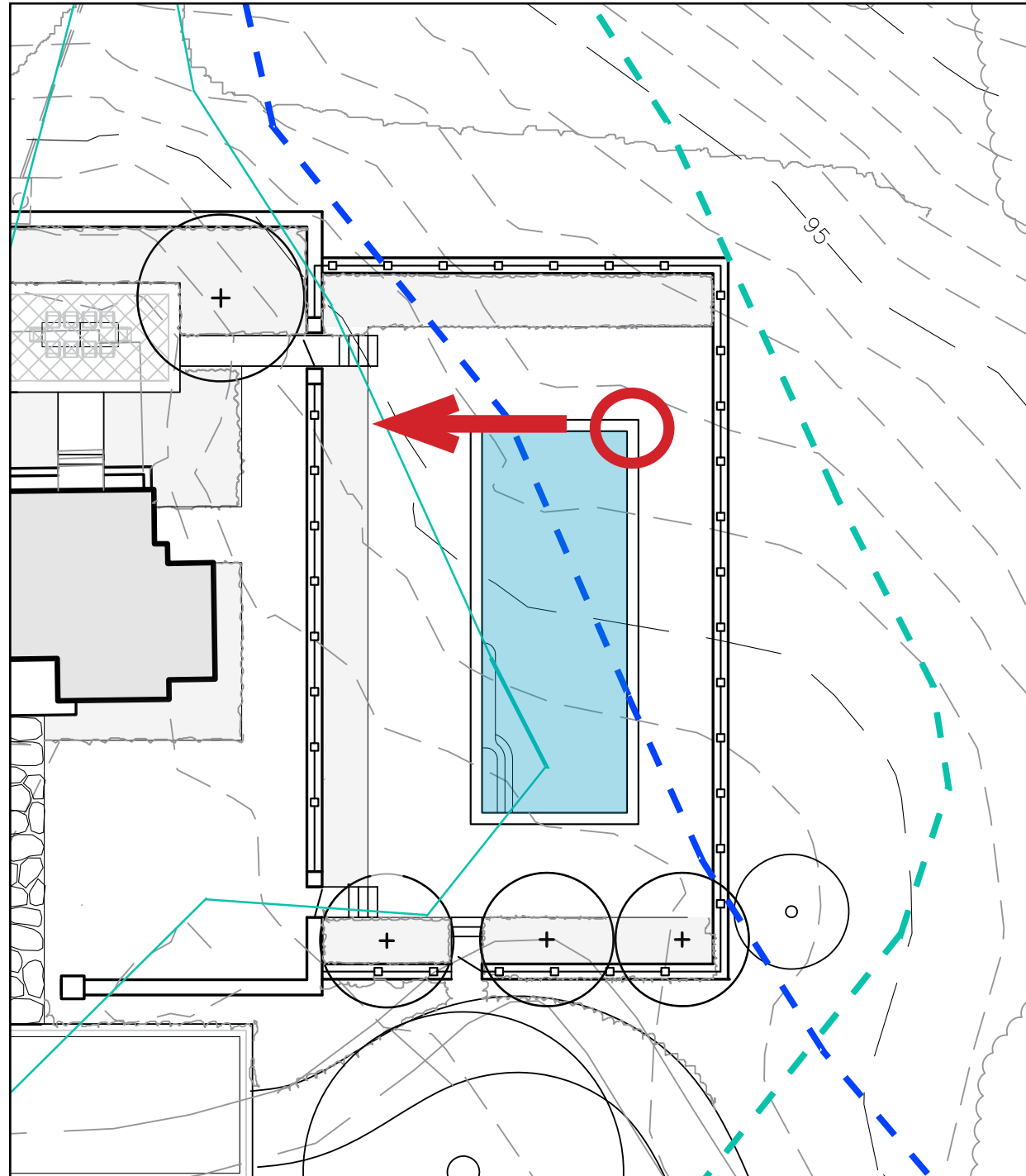
CURRENT DESIGN PROPOSAL



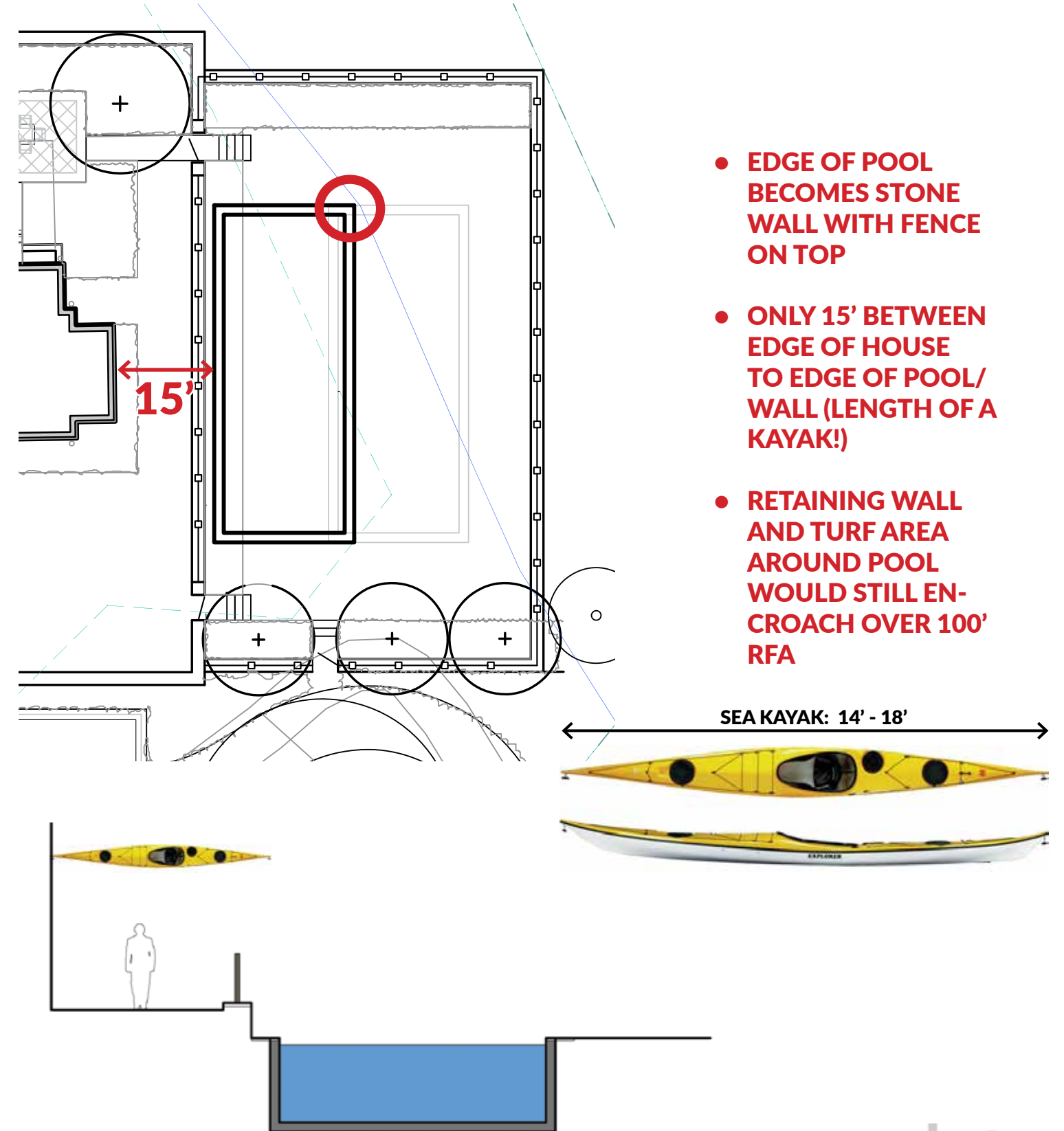
**370% REDUCTION OF POOL  
AREA OVERLAPPING RFA**

**27% REDUCTION LAWN**

# WHY WE CAN'T SHIFT THE POOL 100% OUT OF RFA: DOESN'T WORK SPATIALLY

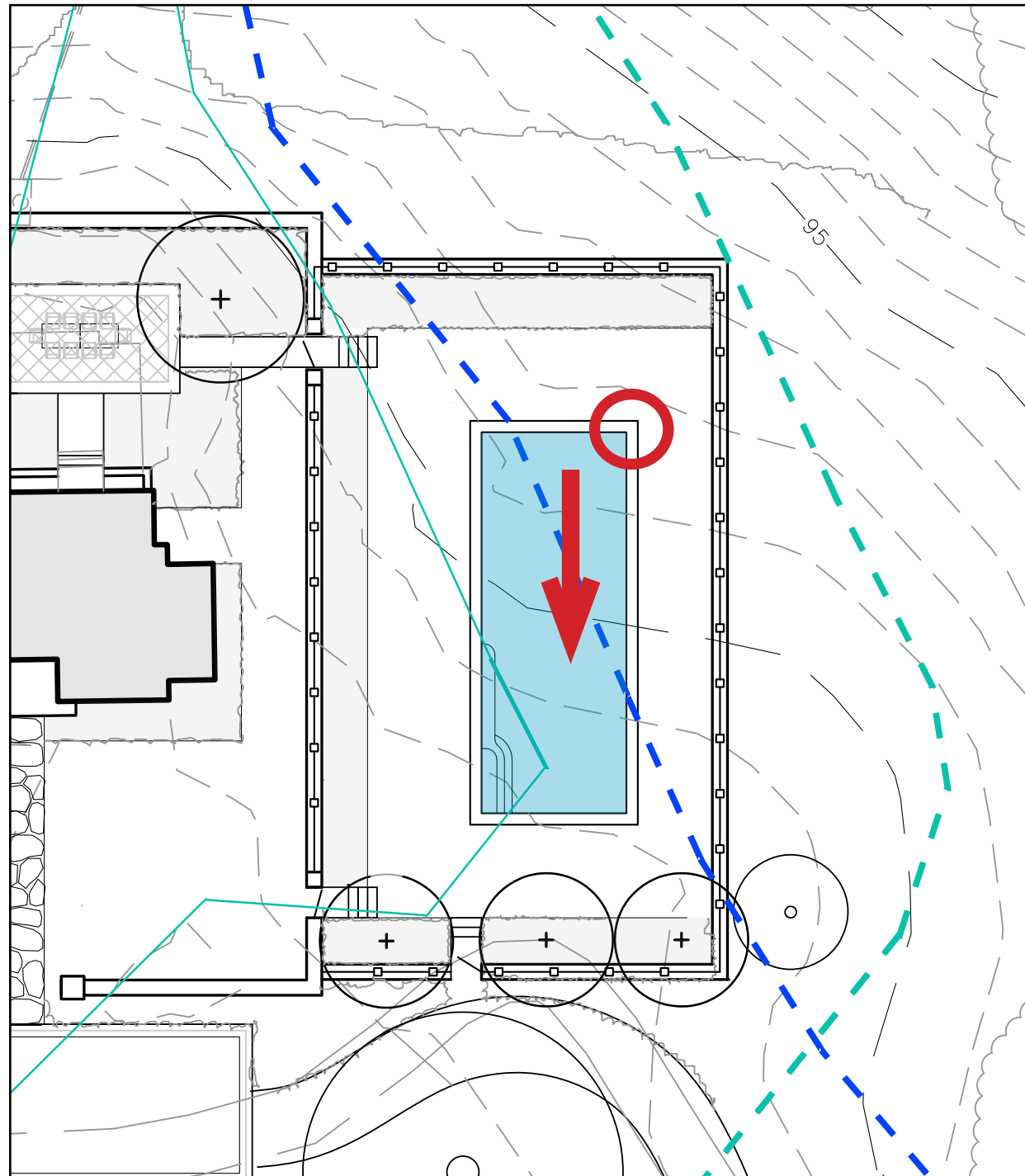


SHIFTING POOL TOWARDS HOUSE UNTIL IT CLEARS THE 100' RFA

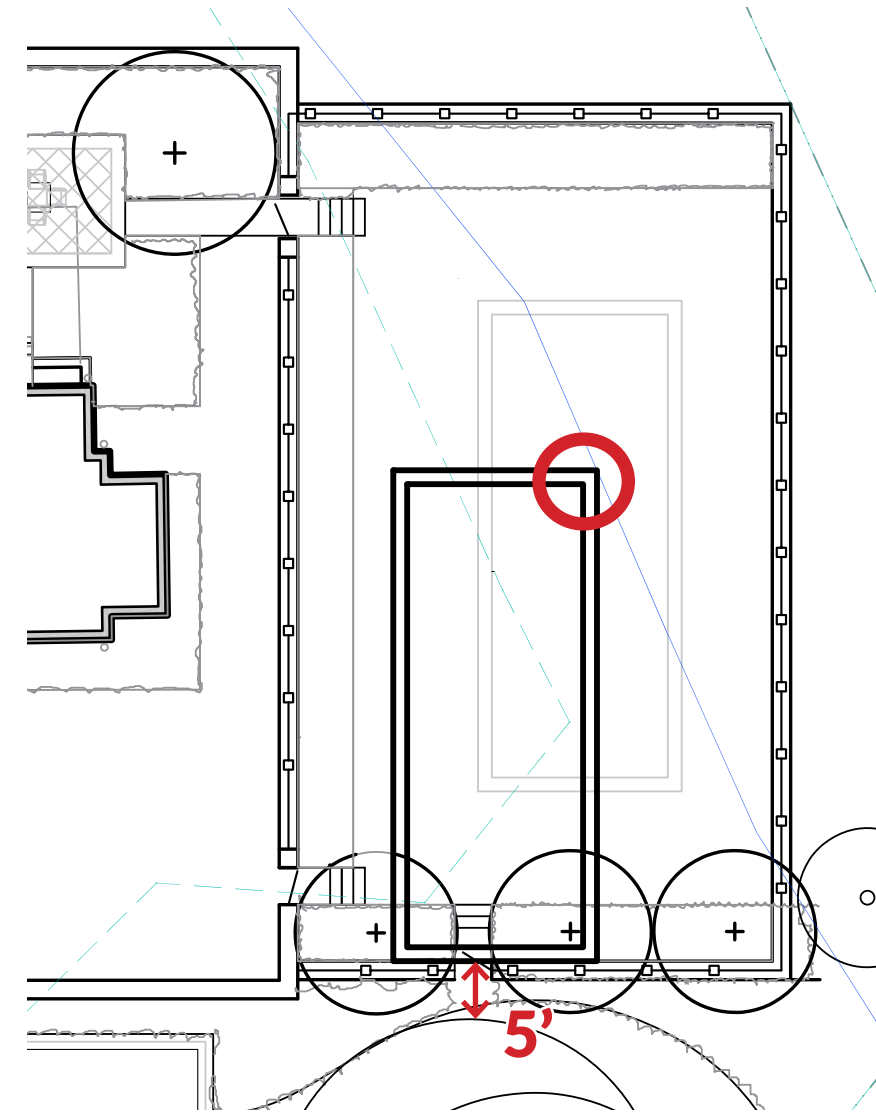




# SHIFTING THE POOL TOWARD ROAD: DOESN'T WORK SPATIALLY



SHIFTING POOL TOWARDS THE ROAD UNTIL IT CLEARS THE 100' RFA



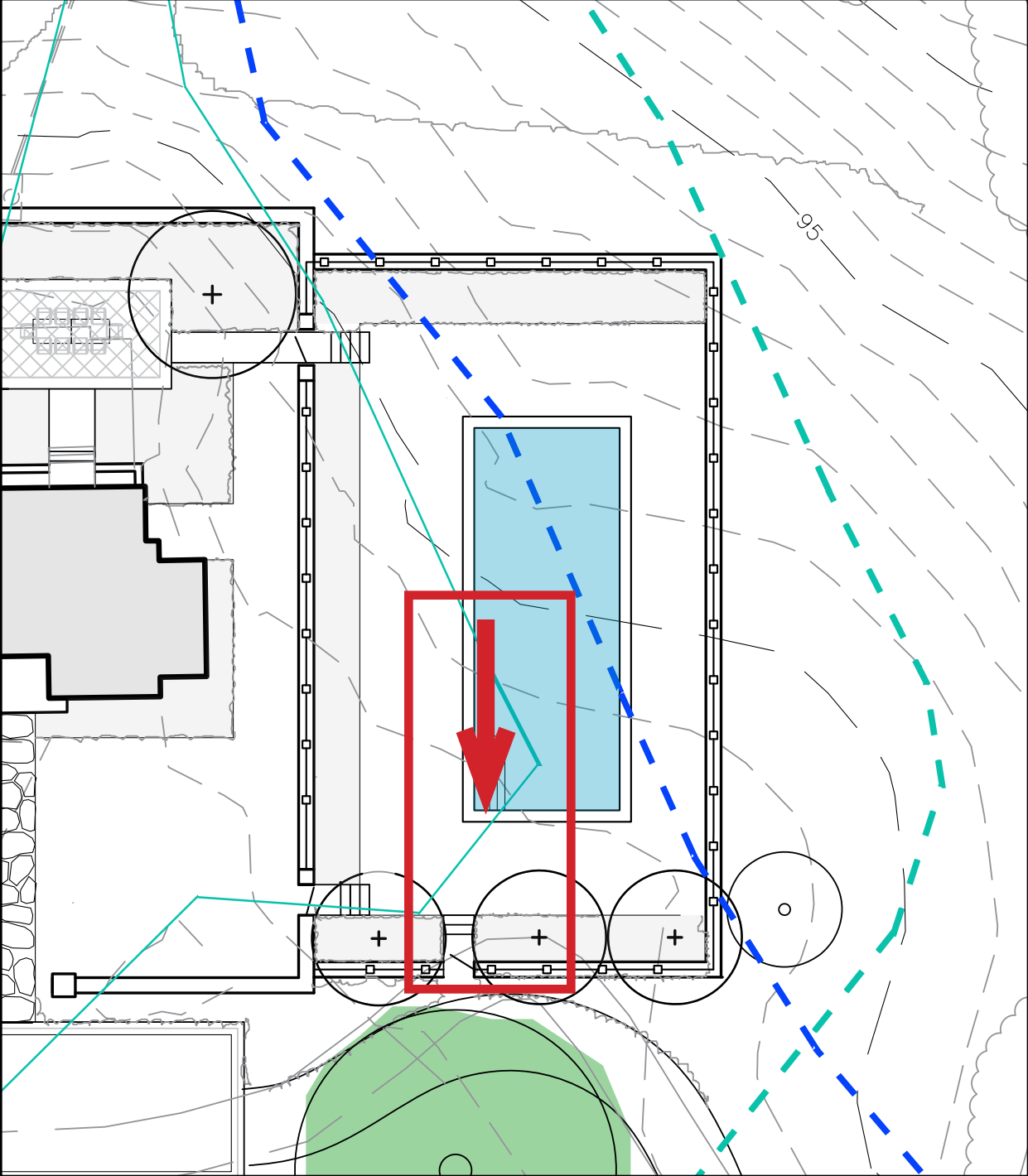
- EDGE OF POOL BECOMES POOL ENCLOSURE FENCE
- ONLY 5' BETWEEN EDGE OF ROAD TO EDGE OF POOL/ WALL (WIDTH OF A MINI COOPER)
- CIRCULATION NO LONGER FUNCTIONS OR MAKES SENSE
- RETAINING WALL AND TURF AREA AROUND POOL WOULD STILL ENCROACH OVER 100' RFA



MINI COOPER: 5.5'

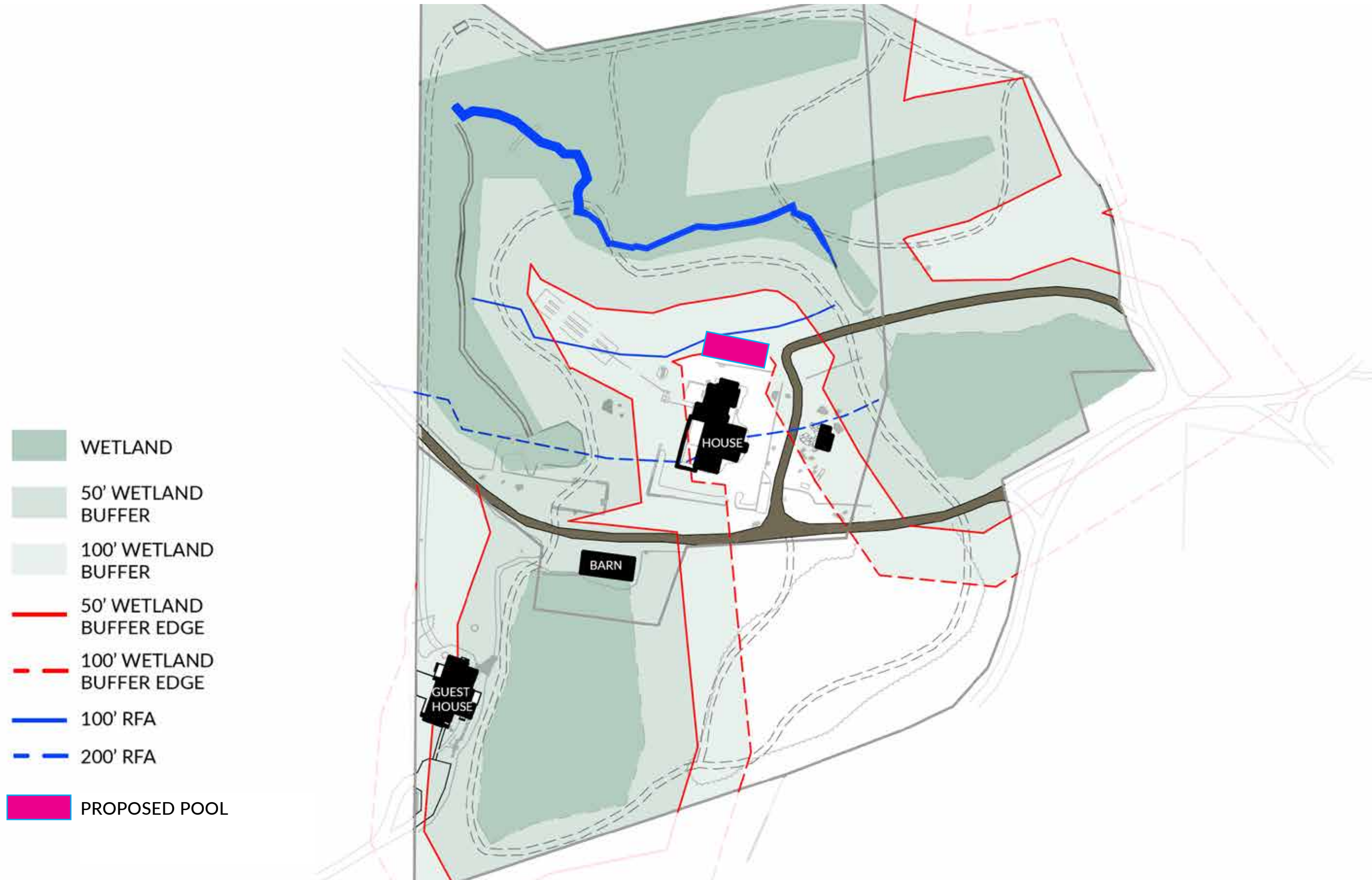


# SHIFTING THE POOL TOWARD ROAD: WILL IMPACT LEGACY ELM

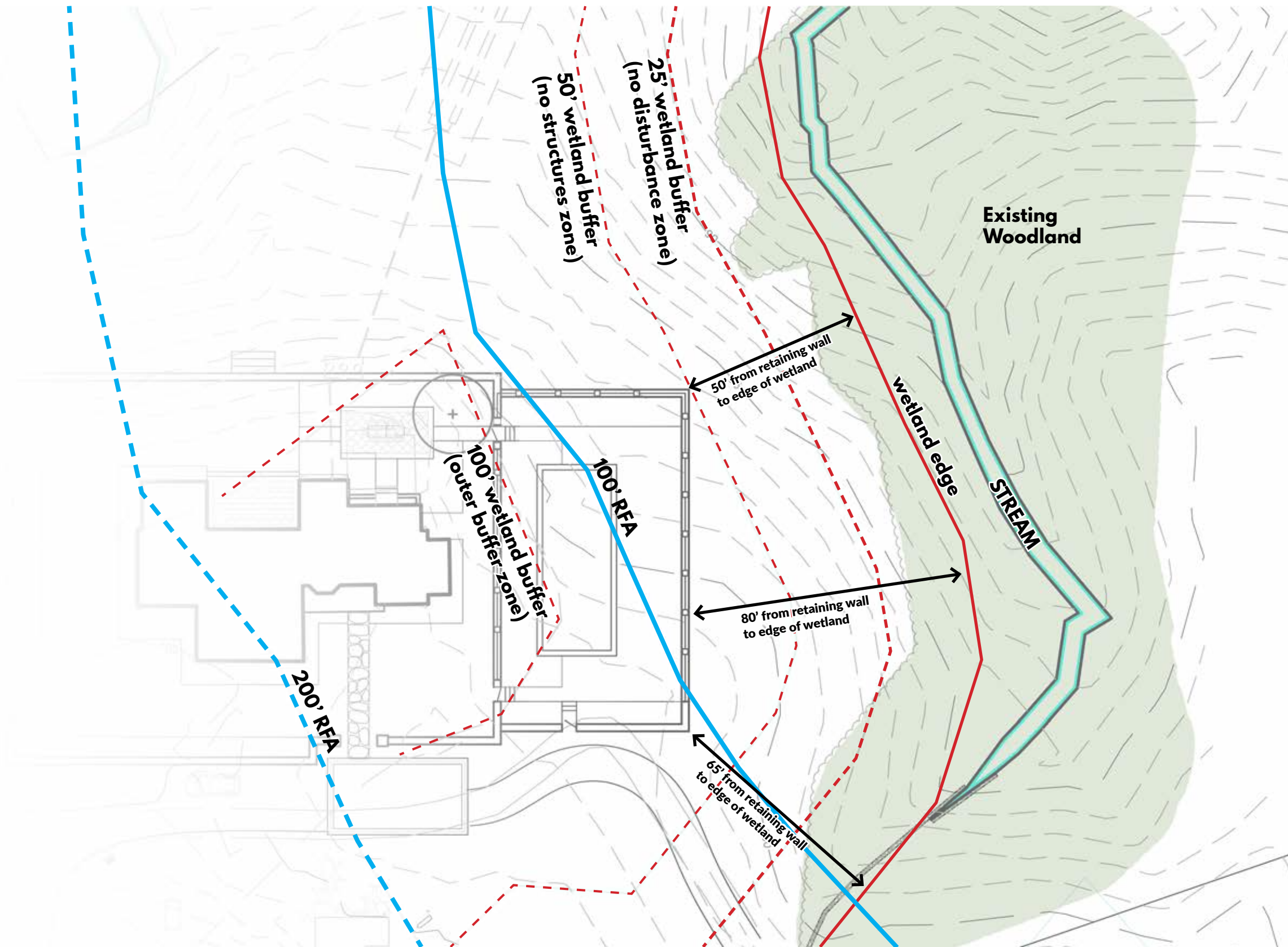




# CURRENT WETLAND & RFA OFFSETS: SITE OF LEAST IMPACT SELECTED



# BUFFER ZONES PERFORMANCE STANDARD



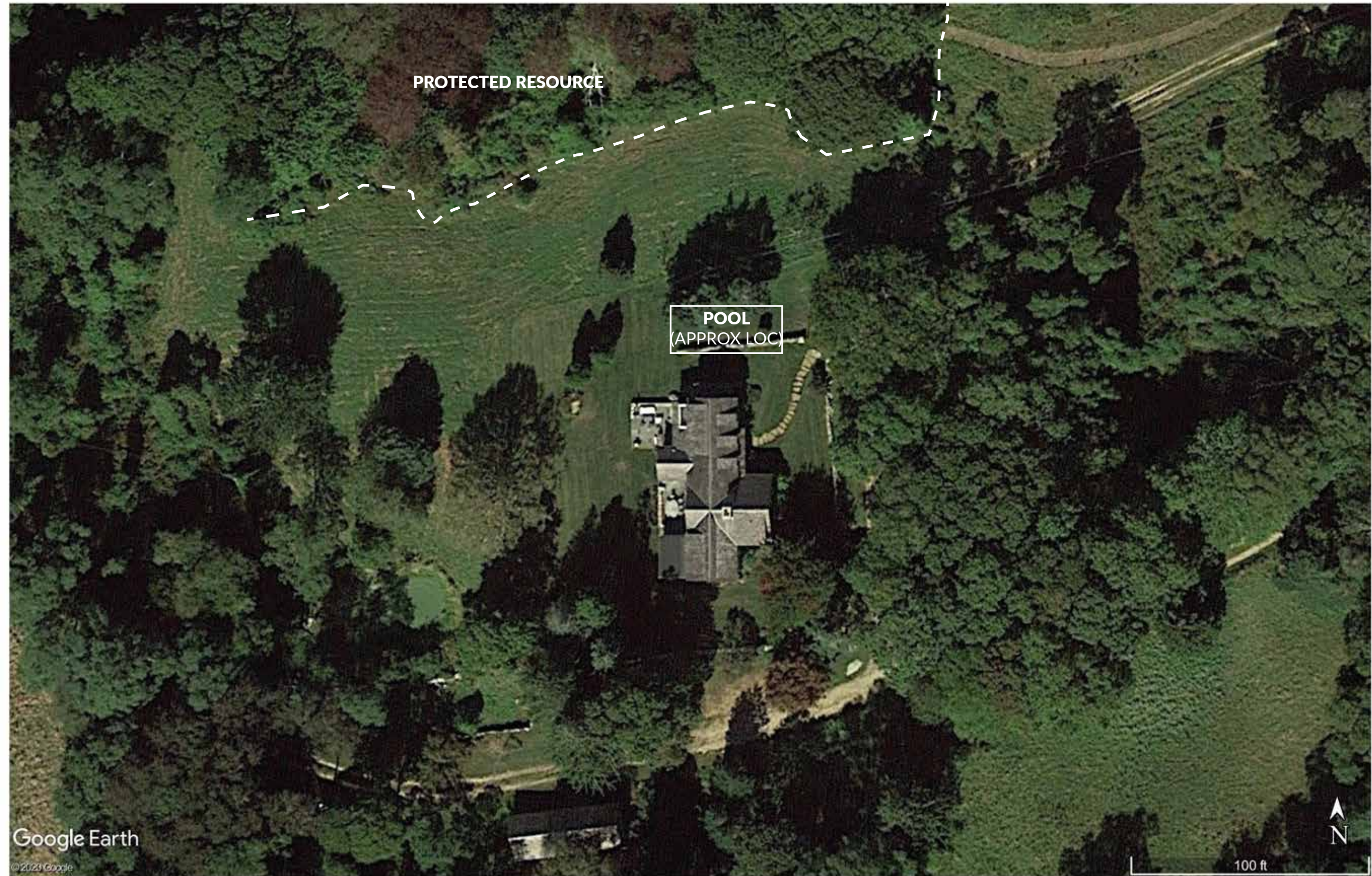


# AERIAL VIEW OF HOUSE



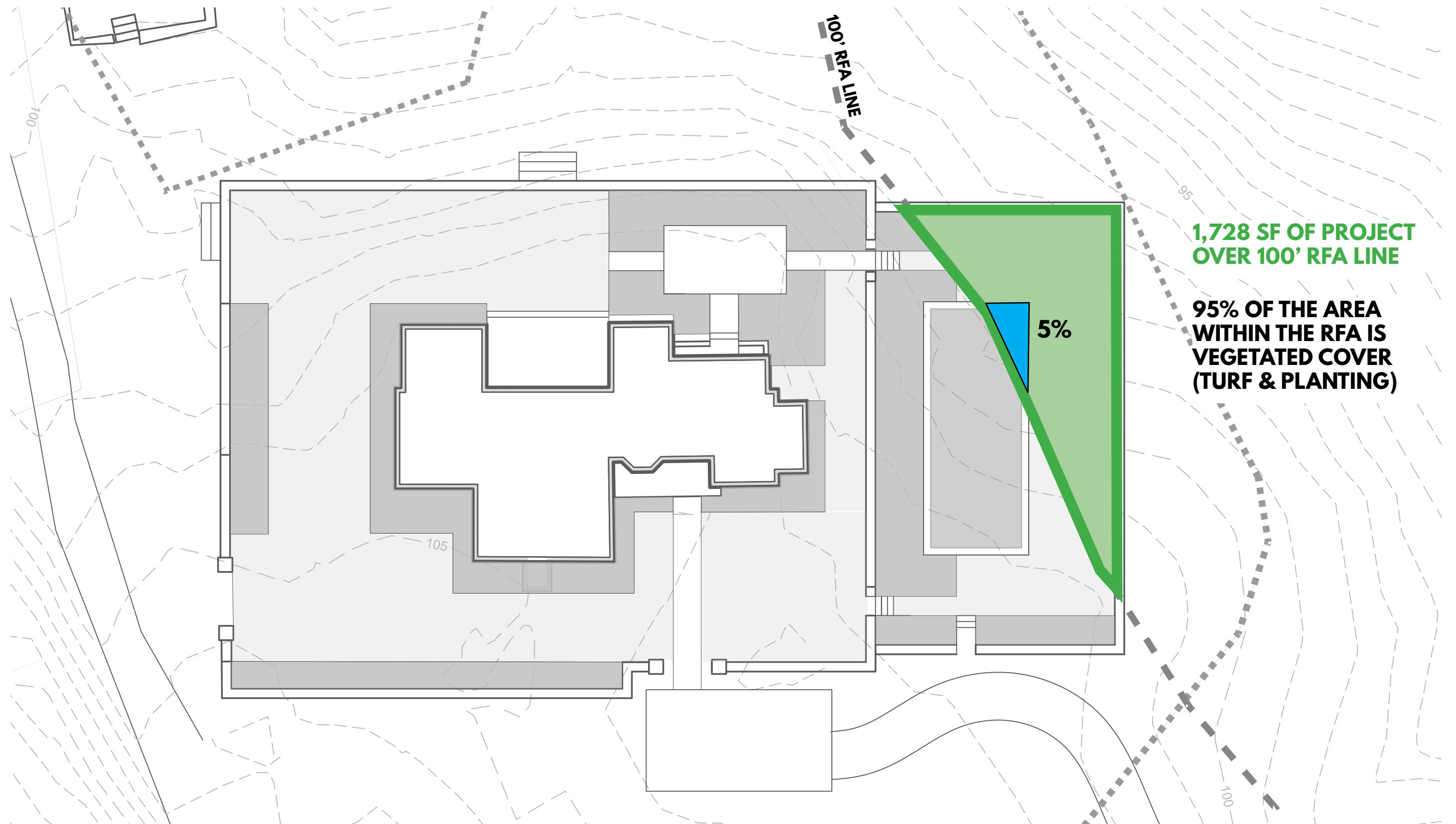


# PRESUMPTION OF SIGNIFICANCE





# PRESUMPTION OF SIGNIFICANCE



# PROPOSED MITIGATION

- PROPOSING ADDING A NO-MOW MITIGATION ZONE, CONVERTING MOWN FIELD TO WOODLAND EDGE VEGETATION
- PROPOSED MITIGATION BUFFER IS 3,250 SQ. FT.
- POOL IS 90 SQ. FT. OVER THE 100' RFA LINE
- MITIGATION AREA IS MORE THAN 36 TIMES THE AREA OF THE POOL ENCROACHMENT

