

3.3.4 Vegetation Comments and Responses

Comment 3.3-1 (Letter 4, CT Male Associates, July 1, 2010): Prevention of Clear Cutting: How will the Applicant ensure that construction crews will not inadvertently clear areas slated for protection, and that lot owners will not clear-cut lots?

Response 3.3-1: *The Design Plans for every phase of construction will include Limit of Disturbance (LOD) lines for the purpose of identifying the limits of grading inside the LOD and protecting existing vegetation to be preserved outside the LOD. The Preliminary Design Plans - Phase 1 show the LOD related to the construction of roads, utilities and resort facilities that will be built by the project developer. These limits will be established prior to the commencement of construction. The Design Plans for each phase are subject to approval by the Town. As an additional mitigation measure, the preliminary road center lines and infrastructure locations will be staked in the field for review of proposed work areas by the Town on a phase by phase basis prior to the Planning Board granting site plan approvals.*

In addition, Preliminary Design Plan P1-13 shows the LOD on typical individual lot plans related to the construction of house lots that will be built by the lot owners' contractors. These limits will be established prior to the commencement of construction. As described in the DEIS, Lost Lake Resort, Inc. will require strict adherence to its Design Guidelines for construction of the single-family house lots that are binding to all lot owners through a declaration of exceptions, reservations, covenants, restrictions and conditions for Lost Lake Resort. (The draft Design Guidelines for Single Family Homes in Lost Lake Resort is included in DEIS Appendix E2.) The owner of each lot within the resort will be subject to the architectural guidelines, site planning guidelines, landscape guidelines, and construction regulations in the Design Guidelines. Individual lot plans are required to be submitted to the Lost Lake Architectural Control Committee (design review board) for internal review and approval of each proposed lot development plan. The Design Guidelines include standards for building setbacks, maximum lot coverage, and specify the following related to limits on tree cutting:

C. AREA OF DISTURBANCE: The area around a project impacted by construction activity, or the Area of Disturbance, shall be limited to the immediate area around the building excavation, with reasonable allowances made for practicality of construction and the safety requirements of authorities having jurisdiction. The Area of Disturbance must be shown on Site Plans submitted to the Design Review Board, and the Design Review Board may, at its discretion, require that the Area of Disturbance be reduced in an effort to lessen impacts on existing vegetation, particularly large trees.

The Design Guidelines require preservation and protection of undisturbed areas, and restoration of disturbed areas on lots in the landscape guidelines, and a pre-construction meeting to inform the lot contractor of the Lost Lake construction procedures. The design review board will review and approve each individual site plan in conjunction with review by the Town for a building permit.