

6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed plan will commit the project site to residential use. Once committed to this use, the site will be unavailable for other uses for the foreseeable future.¹

Development of the project will result in the loss of portions of the forested upland wildlife habitat occurring around the existing residential homesites on the site. The forested portions of the site that are not disturbed by the proposed project will continue to function as wildlife habitat areas. Landscaped portions of the developed area will provide additional habitat for species adaptable to areas of residential land use.

The finite resources that will be irretrievably committed by implementation of the proposed action are the materials and energy required for construction and for maintenance of the development afterward. Construction will involve the commitment of a variety of natural resources. These include, but are not necessarily limited to, concrete, asphalt, steel, lumber, paint products, and other building materials. However it should be noted that many of the materials utilized for construction will at some time be recycled or reused. The operation of construction equipment will result in consumption of fossil fuels and other finite energy sources.

When completed, the new residences will require the consumption of fossil fuels either directly as heating fuel or indirectly as electricity. The regional electrical grid is also supplied in part by nuclear generating stations as well as generating stations utilizing renewable energy such as hydroelectric and wind power resources. There will also be solid waste disposal requirements associated with the project, however, a significant portion of the total solid waste stream (30%) can be expected to be recycled.

¹ The Applicant reserves all gas and mineral rights on this site, subject to all laws, regulations and permit requirements applicable to same.