0 High Street
Pre-permitting Discussion

Summary of Previous (9/26/2023) MassDEP Review Comments:

- The performance standards of 310 CMR 10.58(4)(d) must be met to the maximum extent feasible and the **maximum extent of yards around houses should be limited to the area necessary for construction**.
  - The **proposed patio and deck would not qualify under this provision nor would any created lawn or extensive grading in the backyard**.
- Should the Commission receive plans that demonstrate compliance and consider approving this project, the Commission may want to also **consider a perpetual condition and a deed restriction** that memorializes the limit of alteration to Riverfront Area.
- The Commission may also want to consider including a perpetual condition in their Order of Conditions, if approved, **requiring permanent memorialization fixtures** such as a split rail fence, landscaping boulders, and/or signage to prevent future encroachment beyond the limit of work.