

Bradley Gasawski

From: Ed Sewall <esewall@sewallwc.com>
Sent: Wednesday, December 3, 2025 8:52 AM
To: chrisimmer islandchapel.net
Cc: Bradley Gasawski
Subject: Immer site plan
Attachments: immer wetland buffer sketch.png

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Chris and Bradley, this email (below) is a follow up to the question about how much of the site is wetland buffer and how much of the site is stream buffer.

The 150' buffer of the stream covers the entire parcel as well as parcels to the south and east. The buffer edge of the stream is not shown as it goes off our site plan. The stream to the west has a 150' buffer which overlaps the stream buffer and takes up 12,542sf of the site. Again, the entire site is stream buffer, and the wetland buffer overlaps this by 12,542sf as shown on the attached map. Typically in a situation like this the mitigation for overlapping buffers does not multiply, its just the impact area we have shown on the mitigation plan with a 1:1 ratio.

Ed Sewall
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Hi Chris,

Thanks for the follow up email. The mitigation document is a big step forward. Thank you for working with Ed on this plan. There is a lot of good information in the mitigation plan and the site plan. We are also looking for you and/or Ed to identify the extent of the wetland buffer on your parcel. We know the stream buffer encompasses your entire parcel, but we need you to show the wetland buffer and include the square footage of the wetland buffer being impacted as your proposal is drawn. As we discussed, this would give us accurate information so that we can determine the amount of square footage needed as part of the mitigation plan. Without, it will be tough for us to determine the amount of mitigation area needed to account for the loss of buffer habitat because of the proposed project.

Best,
Bradley

Bradley Gasawski | Planner I

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