

Setbacks - Wetland Protection Bylaw

Type of Project/Resource	No Disturb Zone (ft)	No Building Zone (ft)
Freshwater/Isolated Wetlands		
Residential	30	50
Commercial/Industrial	30	75
Septic System	100	100
Driveways/Utilities/Roads/Drainage	30*	
Ponds	100	100
Rivers and Streams		
Perennial	100	200
Intermittent	30	50
Driveways/Utilities/Roads/Drainage	30*	
Vernal Pool Resource Area	50	50**
Land Subject to Flooding	30	50

*Aside from permitted crossings

**The Vernal Pool Resource Area includes 100ft from the mean annual high-water mark of the vernal pool. No disturb buffers are measured from the edge of the resource area not the edge of the pool.

The Wetlands Protection Act is enforced by the Commonwealth of Massachusetts and requires that the Conservation Commission conducts pre-construction review of certain projects planned or within:

- 100ft of Wetland Resource Areas ("100ft buffer zone")
- 200 ft of Riverfront Area (perennial streams)