

Simplified Buffer Management Plan:

A basic, two-page plan that addresses Buffer planting associated with the following specific activities:

- Providing an access path up to three feet wide leading to a private pier or the shoreline
- Manually removing invasive or noxious vegetation
- Filling to maintain an existing lawn
- Managing storm damage, including the removal of fallen trees
- Repairing or replacing a septic system in an existing grass lawn
- Cutting a tree that may fall and cause damage or may cause or increase shore erosion

Minor Buffer Management Plan:

Required when the area of buffer establishment, or the area of buffer mitigation required, is less than 5,000 sq./ft. Most projects that involve the construction of decks, additions, sheds, and garages will require submission of a Minor Buffer Management Plan. It must include:

- A site plan (drawing of property) showing the area to be disturbed and the location of the proposed construction
- The existing tree canopy and total number, size, and location of trees to be removed
- Calculations as necessary to determine the required area of Buffer mitigation or Buffer establishment
- A planting plan that shows the location of the proposed plantings
- A landscape schedule or table that includes the species, quantity, and size of all plantings
- The anticipated planting date
- A maintenance plan with provisions for two years of monitoring and replacement planting
- An inspection agreement that allows a local government access to your property to inspect the plantings
- Your signature or that of the person responsible for the development activity and the survival of the planting

Major Buffer Management Plan:

No requirement, but recommended when the area is greater than or equal to 5,000 sq./ft. A Major plan must include everything from a Minor plan, including:

- A long-term protection plan that includes financial assurance, such as a bond or letter of credit that covers the planting and the required survival term
- *Note for anticipated planting date: for a subdivision project, planting may be required prior to the sale of any individual lots*