

Bedford Conservation Commission

Wetland Resource Area Delineation Policy

The Town of Bedford Department of Public Works maintains wetland resource area delineations via geographic information system (GIS) mapping. This information can be viewed on the PeopleGIS/MapsOnline website found here: <https://www.mapsonline.net/bedfordma/> or though the Town of Bedford Website found here: <https://www.bedfordma.gov/>

The State of Massachusetts Department of Environmental Protection also maintains wetland resource area delineations via GIS mapping. This information can be viewed on the MassGIS website found here: <https://maps.massgis.digital.mass.gov/MassMapper/MassMapper.html>

State wetland interpretations can also be found on the Town of Bedford GIS map by checking “DEP Wetlands” under layers.

Discrepancies are commonly found between the Town of Bedford’s and the State of Massachusetts’ interpretation of these wetland resource areas and their boundaries. Therefore:

1. Of the two interpretations, the one indicating resource areas closest to any proposed alterations shall be presumed as accurate. This presumption may be overcome by a formal resource area delineation performed by a competent professional at the expense of the Applicant.
2. The following shall require a formal wetland delineation performed by a competent professional at the expense of the Applicant:
 - (a) Any alteration proposed within 25 feet of either wetland resource area interpretation.
 - (b) Any proposed structure or combination of structures, new or relocated, as defined within the Town of Bedford Zoning Bylaw, which total 500 square feet or more in surface area, within 50 feet of either wetland resource area interpretation.
 - (c) Any alteration proposed on an undeveloped lot within 100 feet of either wetland resource area interpretation.
 - (d) Any NOI or ANRAD filings, or any other filings requesting the confirmation of resource area boundaries.
 - (e) Any time the Conservation Commission deems such delineation necessary.
3. All wetland delineations shall be performed in accordance with the latest version of the handbook titled “Delineating Bordering Vegetated Wetlands: Under the Massachusetts Wetlands Protection Act.”

Approval voted by the Bedford Conservation Commission on February 9, 2022.

From the Town of Bedford Zoning Bylaw (Updated to 2021 Annual Town Meeting) -

1.3.16 Structure:

A combination of materials assembled at a fixed location to give support or shelter, such as a building, framework, retaining wall, tent, reviewing stand, platform, bin, fence, sign, flagpole, recreational tramway, mast for radio antenna or the like. The word – structure shall be construed, where the context requires as though followed by the words – or part or parts thereof.