

RYE CONSERVATION COMMISSION

Site Walk Minutes
Thursday, May 21, 2020

Meeting was called to order by Chair McFarland at 4:05 pm.

RCC members present at the site walk: Suzanne McFarland, Chair; Mike Garvan, Clerk; Members Jeff Gardner, Heather Reed and Susan Shepcaro.

4:00 pm: 0 Spring Road, Tax Map 08 Lot 30, Owner: Arthur H. Splaine, Trustee

Present: Attorney Tim Phoenix and Joe Nichols, Beals Associates.

The Rye Conservation Commission (RCC) conducted a site walk at 0 Spring Road on May 21, 2020 to assess a plan to build a new home on a vacant 3.6 acre lot. The lot is mostly a maintained field area surrounded by jurisdictional wetlands. The northeast property boundary abuts an 11.3 acre parcel of conservation land owned by the Town of Rye and managed by the Conservation Commission. There is a small spring house on the north side of the property.

The current plan calls for a 4,997 s.f. house with a 3 bay garage to be built. The plan also includes a new septic, a patio and a freshwater swimming pool. The buildable envelope is 10,338 s.f. To create the building envelope some 3.5 feet of fill must be added which will have a 3:1 slope. The septic will be located outside of the 75 ft. wetland buffer. However, 1/3 of the garage, the left edge of the driveway, the patio and the pool will be in the wetland buffer. Much of the fill will be in the buffer. The total wetland buffer impact would be 25,326 s.f. or 0.58 of an acre.

The members present questioned the type of flushing system the swimming pool would have. They were concerned that the pool water would be discharged into the wetlands which are only about 50 feet from the pool and patio. There was concern that a large tree in the buffer on the south side of the property would have to be removed to accommodate the septic system.

The RCC members present believed that the house was too large for the building envelope and that over ½ acre of wetland buffer disturbance was excessive and unnecessary. The consensus was that the house should be smaller given the size of the building envelope and the proximity to the wetland resource. If the house were to stay the same size, there should be significant mitigation. There should be no flushing of the pool in the direction of the wetland. A 20 ft. deep buffer of native plants should be established behind the patio and pool and on the southeast side of the property along the wetland boundary. A planting plan should be created and approved by the RCC before any relief is granted by the ZBA.

The meeting was adjourned at 4:55 pm by Chair McFarland.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk