

RYE CONSERVATION COMMISSION

Site Walk Minutes

Tuesday, March 20, 2018

Meeting was called to order by Chair King at 4:45 pm

RCC members present at all site walks: Chair King, Vice Chair Suzanne McFarland, Members Jeff Gardner, Jaci Grote, Susan Shepcaro, Heather Reed and Mike Garvan.

4:45 pm: 140 Harbor Rd, Tax Map 9.2 Lot 17, Owner: Donald K. Laing Revocable Trust

Present: Eric Weinrieb from Altus Engineering, representing the owner.

The Rye Conservation Commission (RCC) conducted a site walk at 140 Harbor Road to evaluate a site redevelopment project for a residence that is entirely within the tidal and freshwater buffer zones. The plan calls for moving the existing residence structure from 16 feet from the wetland border to 26 feet from the wetland. The plan also calls for the construction of an 18 ft. by 20 ft. addition on the west side of the structure. The addition would be two stories and would almost double the size of the existing cottage. There is also a plan to install a patio on the wetland side of the dwelling.

The plan also calls for the installation of a small septic system where now there exists an outhouse sited on the wetland border. The septic would consist of a new leach field and septic tank. The septic will be raised to achieve a four foot separation from the water table. Existing vegetation will be disturbed by the septic installation. Before the water can be turned on again, the new septic must be installed.

Member Gardner commented that the plan was too expansive for a lot on which only 69 sq. ft. are outside of the wetland buffers. He suggested that the house could be moved away from the wetland as planned but the footprint be no larger than currently exists. There was a general discussion by the members that this was reasonable and that the owners not be allowed to construct an addition that would effectively double the size of the structure. There was agreement that a patio was also excessive on such a sensitive lot and should not be allowed. The new septic will be a major improvement over the existing privy in the wetland. The members noted that the septic as proposed would not only improve the disposal of human waste but will allow the water to be turned on. These improvements will afford the owners the ability to derive greater use of their property than they currently enjoy. The improvements, minus the addition and patio, will result in greater protection of the wetland resource. Since the construction process will disturb existing vegetation and because virtually the entire lot is in the wetlands buffers, the Conservation Commission felt that the owners should plant native vegetation along the entire wetland boundary.

5:30 pm: 0 Richard Road, Tax Map 5.2 Lot 156, Owner, Alice M. LaVoie Revocable Trust.

Present: Wilbur Ralph, Trustee, and Patrick Bogle, Jones and Beach Engineers, Inc. representing the owner.

The Rye Conservation Commission (RCC) conducted a site walk at 0 Richard Road to evaluate the project calling for the construction of a residence, driveway and deck on an existing, non-conforming lot. The site plan includes a drainage analysis and sediment and erosion control plan. There are no wetlands on the lot but one corner is in the 75 foot wetland buffer since there is an identified wetland across the street. The plan calls for a pervious drip edge around the perimeter of the house and porch for the infiltration of runoff from the roof. The driveway is to be constructed with pervious paver material.

Members of the Conservation Commission discussed the impact of the filling in of part of the wetland buffer as shown in the plan. Members felt that this disturbance could be mitigated by the installation of a

rain garden in that area and the planting of native vegetation. There are some invasive plants and vines in the southeast corner near the culvert. These should be removed and planted with native vegetation. This area is part of the 5 foot drainage easement and drains into the culvert which discharges into the wetland across Richard Road. Because of the sensitivity of this area that drains into the wetland, the RCC does not believe that a lawn should be allowed from the northeast corner of the lot within 15 feet of the property line and running south to the culvert. Native ground cover and vegetation should be established instead of lawn to protect that area which drains into the culvert and thence into the wetland.

Motion to adjourn made by Member Gardner and seconded by Member Grote. Motion passed.

Site walk meeting adjourned at 6:05 pm.

The Conservation Commission then went to the town hall for the non-public session as noticed in the agenda.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk