

RYE CONSERVATION COMMISSION

Site Walk Minutes

Saturday, September 15, 2018

Meeting was called to order by Chair King at 12:00pm.

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

12:00 pm: 1215 Ocean Boulevard, Map 17.3 Lot 0006

Present: Eric Weinrieb, Altus Engineering, representing the owners. Co-owner Cricket Prevost and many members of the public including: Peter Crawford, Don and Abby Jane Anderson, Freddie White, Karen Pelletier, Bob Spur, Sandy and Linda Milley, Paul Chase and Judy Scott.

The Rye Conservation Commission (RCC) conducted a site walk at 1215 Ocean Boulevard to evaluate a proposed project to tear down 11 cottages and one large building and replace them with four duplex residences. Many members of the public were present at the site walk. Two of the cottages are year-round residences, the rest are seasonal rentals. The large building has three year-round residences. Most of the road frontage is in the NH DOT right-of-way. All of the cottages are in the 100 ft. tidal buffer. The large building is mostly outside the tidal buffer. All of the current septic systems are partially or totally within 50 ft. of the wetlands.

A significant amount of fill will be added to create the new driveway which will be constructed with pervious material. There will be a reduction in impervious surfaces on the property as a result of the removal of all current buildings, the paved surfaces and the swimming pool. The building coverage will be almost doubled over the existing situation. There was considerable discussion about the amount of impervious surface in the current situation versus the proposed. Mr. Milley questioned the assumption that the current cottages are considered as part of the impervious calculations since he pointed out that they are raised and bare ground is exposed beneath them. He believes that this exposed soil will absorb runoff and therefore the cottages should not be considered impervious. Mr. Weinrieb replied that this is the way he is required to calculate pervious surfaces. Mr. Milley would like to see the hydrology study and have the logic behind it explained.

Several members of the public expressed concern that the project would increase runoff into the marsh and therefore increase flooding. The concern focused on the raised driveway with so much fill and how that would redirect the flow. Mr. Weinrieb replied that the raised area would actually give storm water a longer time before it became runoff since it will filter down through the fill before eventually being discharged. Owners of properties to the south of the project believe that the project will increase stormflow onto their lots.

Three of the five current septic systems have leach fields in the buffer and are antiquated. The other two septic systems are newer and are in raised leach fields. These would all be replaced by enviroseptic systems with pretreatment of the effluent. Septic #1 is slightly over and borders the wetlands buffer, septic #2 is outside of the buffer, septic #3 is slightly in the buffer and hugs the wetlands buffer border and septic #4 is completely within the wetlands buffer.

The members of the RCC had several recommendations to mitigate some of the impacts of the project on the environment. Vice Chair McFarland recommended that the entire area from the toe of the fill slope to the edge of the wetlands be planted and vegetated with native plants. Chair King believes that the project should address and eliminate the invasive plants on the property. She also mentioned that the condominium documents should require that no fertilizers be used on the property and that storage of pesticides or chemicals be prohibited on the premises. A single landscaper should be used on the project. Member Gardner thought that the project design should be adjusted so that none of the new septic systems be located in the 100 ft. buffer. Vice Chair McFarland added that this should be a priority even if the number of new units was reduced from eight to six and the buildings be reduced from four to three. The RCC has concerns that the project will create a property where there are eight permanent residences where now only five exist.

12:50 pm: 20 Brackett Road, Tax Map 022 Lot 087 Owners: Edward and Donna Theobald
Present: Edward Theobald

The RCC conducted a site walk at 20 Brackett Road to evaluate a plan to construct a 12 ft. by 12 ft. gazebo 40 ft. within the tidal buffer where 100 ft. is required. The gazebo would be sited on a ledge outcrop that is some 10 vertical feet above the tide line. There will be no blasting; the gazebo will be constructed on wooden supports and a concrete footing as required. No trees will be removed to construct the screened gazebo.

The RCC members did not have any objections to the project as proposed but mentioned to Mr. Theobald that he should go through the DES permitting process.

1:15 pm: 33 Pollock Drive, Tax Map 23.1 Lot 026 Owner John Murtagh.
Present: John Murtagh

The RCC conducted a site walk at 33 Pollock Drive to evaluate a plan to install a generator on the property 58 ft. from the wetland where 75 ft. is required. Mr. Murtagh had clearly marked the area near his house where the generator would be installed. He has consent from his neighbors to install the generator. Although it is in the wetland buffer, the generator is sited in the best location possible. The RCC has no objections to the project.

1:30pm: 27/29 Parsons Road, Map 20.2 Lot 048 Owners: Farideh Namazi and Massood Samii
Present: Alex Ross, Ross Engineering, representing the owner; Massood Samii.

The RCC conducted a site walk at 27/29 Parsons Road to evaluate a proposal to construct an addition and a new garage to an existing multi-family residence. An existing shed will be moved forward to be nearer the house. All of the new construction will be in the 75 ft. wetland buffer. A new septic system will replace the existing system. The new system will be an AOS pretreatment system.

The new garage and addition will not be any closer to the wetland. The new septic system will be slightly closer but it is a much improved treatment system. The RCC members noticed two white pipes that appear to be foundation drains which are discharging storm water almost directly into the wetlands. When the project construction is undertaken, these pipes should be removed and a drainage system that utilizes a dry well needs to be installed. The impervious area will increase but is still within ordinance standards. The RCC recommends no further dumping of material in the wetland be allowed and the gravel driveway should remain as is and not be paved. Native planting should be installed along the lawn edge to a width of 5 feet. It is hoped that the large birch tree in the yard be saved; Mr. Ross said they would keep it if possible when installing the new septic.

Meeting adjourned at 1:50 pm by Chair King.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk