

## **RYE CONSERVATION COMMISSION**

### **Site Walk Minutes**

**Wednesday, September 27, 2017**

Meeting was called to order by Chair King at 4:32 pm

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

**4:30 pm: 44 Causeway Road.** Tax Map 2 Lot 78. Owners: George and Karen Sophinos. Present: Corey Colwell, LLS, TFM/MSC representing the owners. The applicant wishes to build a new porch and a planting bed on the front of the house. They also wish to build a pervious patio in the back yard. The patio will require a wetland permit from NH DES.

Part of the house and the new patio are in the 100 foot tidal buffer. Part of the garage and the driveway are in the 100 foot freshwater marsh buffer. The project will result in a 28% impervious coverage on the lot but it meets the Rye Beach District 50% open space requirements. The plan calls for adding shrubs to the property boundary on the north end of the house for visual screening. This will also aid in filtration of surface water in that area before it enters the tidal wetland.

Vice Chair McFarland had a concern about the black pipes that were on the north end of the house and along the edge where the new patio will be constructed. Mr. Colwell has since explained that those are irrigation pipes and they do not drain into the wetlands. The plan also calls for vegetative screening along the north edge of the new patio.

The Rye Conservation Commission discussed the plan and has no objection to the project with the contingency that we may revisit the project upon its completion.

**4:50 pm: 5 Sea Road,** Rye Beach Tax Map 2 Lot 19, Owners: Michael and Elizabeth Garceau. Present: Corey Colwell, LLS, TFM/MSC, Owner Michael Garceau, Abutter Greg Burch and Frank Drake, Rye Beach District. Jaci Grote, RCC left for an appointment.

The project calls for removal of the existing two car garage to be replaced with a new three car garage with a one bedroom apartment above. A new entrance with a motorized gate is to be constructed on the east entrance and the driveway is to be enlarged with an impervious surface to match the existing driveway. This requires a 250 foot shoreland buffer permit from NH DES.

In the back, the plan calls for a pervious patio to be installed. The impervious coverage would increase from 13.3% to 15.4%. The project will reduce open space on the lot from 63.4% to 57.8% but still meets the Rye Beach District 50% open space requirements. The plan calls for a new generator to be installed and for the existing propane tank to be replaced with an underground propane tank. The back border consists of very tall phragmites plants bordering Eel Pond. There was a discussion on how Mr. Garceau and his neighbors could embark on a phragmites eradication program.

Mr. Burch had concerns about the underground propane tank being at risk during high water/flood events. Mr. Colwell said it would be anchored to a concrete pad and that this is the current engineering standard. Mr. Burch was also concerned about the noise from the new generator which will be elevated to keep it from being affected by flood events. Mr. Garceau said new generators are much quieter than older ones so that noise should not be an issue, but actually it would be quieter than the current noise level. Member McFarland suggested that the propane tank be relocated to the front which would move it farther from the wetland. The RCC and Mr. Garceau looked at locations in the front and it looked like a feasible relocation. Member McFarland also suggested that a buffer of native plantings be installed along the edge of the lawn. This would aid in filtering water flowing from the property to the pond and would also help minimize flooding from the pond. She also recommended the use of slow release, low phosphate fertilizer which should help to minimize the growth of phragmites on the site.

It was suggested that the new section of driveway be made of pervious material but Mr. Garceau noted that would not match the current drive and would therefore be esthetically unacceptable.

**5:45 pm: Rye Town Hall. Non-Public session**

The members present voted to go into a non-public session to discuss potential acquisitions.

Motion made by Jeff Gardner, seconded by Susan Shepacaro. Mike Garvan – yes; Heather Reed – yes; Sally King – yes; Suzanne McFarland –yes; Jeff Gardner –yes.

Meeting adjourned at 6:32 pm.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk