

RYE CONSERVATION COMMISSION

Site Walk Minutes

Wednesday, December 6, 2017

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

4:00 pm: 300 Pioneer Road, Tax Map 024 Lot 111 Owner, Chuck Sampson.

RCC members present: Vice Chair Suzanne McFarland, Members Jeff Gardner, Jaci Grote, Susan Shepcaro and Mike Garvan. Present: Chuck Sampson, owner.

The Rye Conservation Commission (RCC) conducted a site walk at 300 Pioneer Road to assess a proposed project that is mostly within the 50 foot salt marsh buffer and totally within the 100 foot tidal buffer. Mr. Sampson would like to construct a 22' x 22' garage, some 75% of which is in the marsh buffer. Additionally he would like to construct a 12 foot deck where currently a 4 foot deck exists.

The proposed garage would have a standby generator with three dedicated propane tanks. The generator and tanks would be sited on the northeast or far side of the garage totally in the 50 foot marsh buffer. There is an existing large shed on the property in the driveway area and near Pioneer Road. The plan calls for replacing the impervious gravel drive with an impervious paved driveway. The garage would be built on a slab with a drip apron around it to handle runoff from the roof.

The RCC was concerned that the new structure, generator and tanks would be almost totally in the buffer. Member Garvan suggested that the generator and tanks be sited between the large shed and proposed garage which would keep them out of currently undisturbed land. Vice Chair McFarland suggested that the driveway be constructed of pervious materials such as pervious pavers or pervious hot top. She also noted that a black pvc pipe was discharging flow from the roof of the house into the tidal buffer. She suggested that a rain garden be designed to handle that runoff so that filtration could occur before it is discharged directly into the buffer. Member Grote suggested that there be buffer planting of native plants behind the garage to a depth of five feet running the length of the garage. Member Shepcaro suggested that the planting of grass be prohibited in the undisturbed area in the buffer on the northeast side of the garage and beyond the house.

A discussion of the project followed. Member Gardner was opposed to the project. He commented that the RCC is supposed to protect the wetland resource and that the property was purchased this year, so the owners should have known about the wetland restrictions and therefor shouldn't claim any hardship. Member Garvan agreed but noted that almost all of the project was on severely disturbed buffer land due to the compacted gravel that is pervasive in the proposed construction area. Other members commented that the project might be feasible if the above noted conditions regarding the generator, tanks, native plantings, grass prohibition, rain garden and pervious driveway were met.

Meeting adjourned 4:40 pm.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk