

RYE CONSERVATION COMMISSION

Site Walk Minutes

Wednesday, June 26, 2019

5:00 pm: 1215 Ocean Boulevard, Tax Map 17.3 Lot 06

Meeting was called to order by Chair King at 5:00 pm.

RCC members present at site walk: Chair Sally King, Vice Chair Suzanne McFarland.

Members: Danna Truslow, Karen Oliver, Heather Reed and Mike Garvan.

Present: Planning Board members Chair Pat Losik, Steve Carter, Tim Durkin, Katie Sherman, Jim Finn and Selectmen's representative Bill Epperson.

Others Present: Attorney Michael Donovan, Planning/Zoning Administrator Kim Reed, Police Chief Kevin Walsh, Hydrologist Emily DiFranco, Applicant John Samonas, Engineer Eric Weinrieb, Altus Engineering (for the applicant), Attorney Scott Hogan (representing Rye residents), Engineer Tobin Farwell (for Rye residents), and several residents and members of the public.

The Rye Conservation Commission (RCC) conducted a site walk at 1215 in tandem with a Planning Board site walk to review the project to raze all of the existing structures, eliminate the parking and access encroachments, remove the existing septic systems, and other building infrastructure and replace them with four duplex style town homes with new septic, permeable driveways and tidal buffers.

The RCC has reviewed the project before but took the opportunity to hear the applicant describe the project with the following marked on the ground: building corners, corners of the proposed septs, the outside edge of the driveway and a line 50 feet from the edge of the wetland. A more complete review of the meeting can be found in the Planning Board's minutes for the site walk.

Mr. Samonas pointed out that the project will reduce the residences on site from 16 at present to 8 in the final plan. He did not mention that most of the current residences are seasonal whereas the future residences would likely be year-round.

Of particular interest to the RCC is the removal or abandonment of the old leach fields in the wetland buffer or within the wetlands themselves. The proposed modern enviroseptic systems will be an improvement over the existing systems. However, the current plan has the new septic systems still partially in the 100 foot tidal buffer – at about 80 feet from the wetlands.

The RCC is also concerned about tidal and storm surges from the wetlands. Vice Chair McFarland showed the people in attendance the maps developed for the NH Coastal Conservation Plan in 2006 and updated in late 2016 titled *Land Conservation Priorities for the Protection of Coastal Water Resources: A Supplement to the Land Conservation Plan for New Hampshire's Coastal Watersheds* which show the subject property to be in a Flood Risk Reduction zone and a Flood Storage Opportunity area. Mr. Samonas said that a storm

management plan had been created and has been approved by both NHDES and the Planning Board's hydrologist.

The Conservation Commission noted that grass clippings were being dumped directly into the wetlands. There were numerous invasive plants in the wetland and the buffer which the RCC recommends be removed during the project construction and implementation of the planting plan.

Member Garvan moved the meeting be adjourned and Vice Chair McFarland seconded. All in favor.

Chair King adjourned the meeting at 6:05 pm.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk