

RYE CONSERVATION COMMISSION  
Site Walk Minutes  
Tuesday August 20, 2019

Chair King called the meeting to order at 5:00 pm.

Conservation Commission members present at the site walk: Chair Sally King, Vice Chair Suzanne McFarland, Members Jeff Gardner, Susan Shepcaro and Mike Garvan.

**5:00pm** – 824 Ocean Boulevard, Tax Map 231 Lot 029-001, Owner: Sally Sheehan

Present: Shannon Alther, TMS Architects, representing the owner.

The Rye Conservation Commission (RCC) conducted a site walk at 824 Ocean Boulevard on August 20, 2019 to review a proposed project at that property. Shannon Alther, TMS Architects, was present to represent the owner and describe the project.

The project calls for the razing of the existing structure and constructing a new dwelling on the site. The new dwelling will meet FEMA flood zone requirements. The new home will have a 27' roofline and will be two stories in the same footprint as the existing house. It will be almost two times the square footage of the current structure. The condition and location of the current septic is unknown. The driveway is impervious.

The eastern portion of the lot is in the 100' tidal buffer. There is a garden with eight non-native grasses about half way between the house and the seawall. It would be preferable to replace these with native plants or grasses.

The project appears to be well designed and the Conservation Commission has no objections to the plan as long as the following recommendations are followed:

- 1) A design for a new septic should be prepared and the current septic should be replaced if it is found not to be in good working condition.
- 2) The 8 existing non-native grasses in the 75 square foot garden should be replaced with 8 native grasses or plants.
- 3) At least half of the impervious driveway should be converted to a pervious drive.
- 4) If possible, it would be beneficial to save the well-cared for *rosa ragosa* bushes and perhaps move them to the southeast corner of the lot rather than have them destroyed during construction. Mr. Alther indicated he would ask the owner to agree to this as well as to keep as many trees as possible.

The Conservation Commission also looked at the plantings at 820 Ocean Boulevard and agreed that the new plantings were acceptable.

At 5:25 pm Member Gardner moved that the site walk meetings be adjourned, Member Shepcaro seconded, all members were in favor.

Chair King adjourned the meeting at 5:25 pm.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk