

## **RYE CONSERVATION COMMISSION**

### **Site Walk Minutes**

**Monday, May 22, 2017**

Meeting was called to order by Vice Chair McFarland at 4:00 pm

**4:00 pm: 780 Ocean Boulevard**, Owner Andrew Foss presented.

Members present: Vice Chair Suzanne McFarland, Members Susan Shepcaro and Mike Garvan

Owner Foss wishes to add a solar panel to his home as well as a geothermal system that will connect to his house from the adjacent pond at The Breakers. His goal is to replace his existing oil heat with the electricity generated through his solar and geothermal systems. The owner has filed a wetland permit application with NH DES.

The solar panel will be attached to the roof edge and is approximately 12 feet by 2 feet. It would extend over a paved area that is used as a carpark so it will not be any more impervious than what already exists.

The geothermal system is submerged in the pond and consists of two loops of pipe totaling about 1000 feet. The pipes are filled with a solution of 80% water and 20% Environol. These can be emptied and floated to the surface for maintenance of the system or of the pond. The pipes are connected on the edge of the pond to a 2 inch pipe that runs 2 feet underground for 120 feet to the house basement.

The RCC members present thought that although some of the system was within the 100 foot tidal buffer, the plan was well conceived and would be environmentally preferable since it would be using renewable resources instead of fossil fuels to heat and power the home.

**4:35 pm: 20 Hunterville**, Matthew Williams, Owner and David Clark, Builder presented.

Members present: Vice Chair Suzanne McFarland, Members Susan Shepcaro and Mike Garvan

Owner Williams is adding a garage to an existing home on the lot. He has received a variance from the ZBA to construct the garage so that no part of it is closer than 3 feet from the property boundary of the adjacent lot owned by the Rye Conservation Commission.

Mr. Williams would like to remove one large oak tree on the stone wall on his side of the boundary and also one oak tree that is on conservation property. He would also like to have the concrete truck drive onto conservation land to pour the foundation. This could eliminate the need to use a pump truck for the concrete. Mr. Clark would also like to temporarily store some of the excavated soil on conservation property while the foundation is dug and poured. He believes he needs about 9 feet to complete the operation with his equipment. Member Shepcaro wondered exactly where the property line is. Mr. Williams has a survey and, using the located corner pins, the commission looked at the trees for which removal is being requested. The largest oak does appear to be on the owner's land and the other oak is clearly on conservation land. It should be noted that one of the pins is in the existing driveway and therefore some of the existing driveway is on conservation property.

Member Garvan asked if the existing driveway would be removed and the new drive would be sited solely on the owner's property. Mr. Clark said that is what would happen. Member Garvan then requested that the subsequently disturbed conservation property would be filled to grade and reseeded. Mr. Clark said that a farmer's wall could be constructed along the property but the commission members present felt that the property should remain in its current state. Vice Chair McFarland commented that the property has been donated to the town and the

RCC is reluctant to allow changes to donated properties when the gift has been made with instructions to keep it in its natural state. Member Garvan commented that some of the construction difficulties have arisen because of the granted variance. If the normal 20 foot setback was in effect, there would be room enough for the equipment. The owner has the use of an “extra” 17 feet and this has presented a challenge to the project.

The RCC members felt that the exact location of the lot line, the garage walls and the area needed for equipment and soil storage was critical and requested that each of these, including the individual trees in question, be clearly marked on the ground and on the plan before a final recommendation could be made. Mr. Williams and Mr. Clark agreed to do this and then inform the RCC so that another site walk could be scheduled.

Meeting adjourned at 5:00 pm.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk