

RYE CONSERVATION COMMISSION

Site Walk Minutes

Thursday, May 24, 2018

Meeting was called to order by Chair King at 4:00 pm.

RCC members present at all site walks: Chair Sally King, Members Susan Shepcaro, Jaci Grote and Mike Garvan.

4:00 pm: 4 Winslow Way, Tax Map 017, Lot 017-001

Present: Owner Peter Zohdi.

The Rye Conservation Commission (RCC) conducted a site walk to evaluate a project at 4 Winslow Way which borders a marsh and therefore has wetland buffer concerns. The proposed leach field for the new septic system behind the house and pool requires fill at a 3:1 slope. The foot of the slope would stop at the wetland buffer. The RCC members asked if the design could be altered such that there was more room between the toe of the filled slope and the buffer boundary. Mr. Zohdi replied that he could turn the leach field so that it would be parallel to the pool edge which would result in the end of the slope being further from the buffer boundary.

The RCC also requested that there be plantings of native species from the DES buffer planting list along the tapered edge of the leach field. Mr. Zohdi said that would be possible. The commission also suggested that there be no mowing in the buffer and Mr. Zohdi was in agreement.

4:30 pm: 5 Wentworth Road, Tax Map 026 Lot 015, Owners Tom and Laurie Glasrud

Present: RCC Members Heather Reed and Jeff Gardner joined the site walk. Owner Tom Glasrud, and Corey Colwell and Andrew Gary, TFM Engineering.

The Rye Conservation Commission conducted a site walk at 5 Wentworth Road to evaluate a proposal to tear down an existing home and replace it with a larger home set further back from the road and into the 100 foot tidal buffer. Since the existing home isn't in the tidal buffer and the proposed home would be about 1/3 in the buffer, the RCC needed to understand why such a change was warranted. Mr. Colwell explained that current driveway was a 21% grade which is a safety concern and which wouldn't meet current driveway standards. The proposed driveway would be a 12% grade since the home would be moved further from the road.

Mr. Colwell and Mr. Gray then explained the proposed storm water drainage plan which has been designed to reduce runoff into Sagamore Creek and to treat it before it gets to the creek. The current runoff drains untreated principally toward Wentworth Road and into a catch basin on the road which then directs the flow into the creek by the bridge. The proposed system will direct most of the roof runoff toward the back of the house where it will be directed into treatment and has about 80 feet of infiltration into the soil before it goes into the creek.

The overall impervious on the site is being reduced from 21.1% to 16.2% despite the house and roof being larger which results in the coverage on the lot increasing from 8.4% to 16.4%. This decrease in impervious is being accomplished by the driveway changing from impervious to

pervious pavers. There will also be a rain garden in the front of the house which will receive runoff.

There will be considerable disturbance in the 100 tidal buffer. In addition to the house encroaching on the buffer, a new septic system will be installed, replacing the old, aging system. The edge of the leach field touches the 50 foot buffer boundary. Five very large pine trees will be removed in the area between the 50 ft. buffer and the 100 ft. buffer. This is a violation of the wetland ordinances which requires a variance. These trees help stabilize the soil and uptake considerable quantities of water through evapotranspiration. The owner plans to install a fence around the property with the fence line nearest the creek being about 20 feet from the high tide line. The plan calls for 20 feet of native vegetation in front of the fence. Member Gardner thought that a 50 foot vegetative buffer of native plants was more appropriate given the amount of disturbance and tree removal in the buffer. He also felt that maintaining these plantings be made a condition for approval by the ZBA so that it would be required to be maintained over time. In discussion with Mr. Glasrud, it was agreed that a 30 foot buffer would be agreeable.

Meeting adjourned at 5:35 pm by Chair King.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk