

RYE CONSERVATION COMMISSION
Site Walk Minutes
Thursday September 19, 2019

Vice Chair McFarland called the meeting to order at 4:35 PM.

Conservation Commission members present at the walk: Vice Chair Suzanne McFarland, Karen Oliver, Danna Truslow, Heather Reed and Susan Shepcaro.

4:35 PM – 1 – 3 Cable Road Tax Map 54 Lots 43 and 44, Owner Lawrence L. Tierney & Mary R. Tierney Revocable Trust

Present: Alex Ross, Ross Engineering, and Mary Tierney.

The Rye Conservation Commission (RCC) conducted a site walk on September 19, 2019 at 1-3 Cable Road to review the proposed project at the above property. Mrs. Tierney and her engineer, Alex Ross, were present at the site walk. Alex Ross described the project and led the site walk.

The plan calls for the merger of the two lots and the demolition of the cottage that currently stands on Lot 44. The dwelling at 1 Cable Road will be kept as is but will be raised to be FEMA compliant. An addition that includes a garage and an upper room will be added to the existing dwelling. The new garage will extend onto Lot 44 into area previously occupied by the cottage. The existing gravel driveway will be replaced with pervious pavers.

A storm water management plan has been prepared for this project. Due to the grade of the property, all runoff will continue to be directed away from the beach toward the pervious paver area for absorption.

The RCC observed that the existing landscape border along the ocean side of both lots 43 and 44 is planted with non-native plantings. The RCC recommends that native plants to be added to the existing landscape and further that the northeastern corner of Lot 44 to be planted with native, salt resistant plantings to a depth of three (3) feet to tie in with the existing 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) Native plantings should be added to the existing landscape border along the ocean side of both lots 43 and 44. The northeastern corner of Lot 44 to be planted with native, salt resistant plantings to a depth of three (3) feet to tie in with the existing grasses. Planting lists attached.
- 2) The pervious paver area to be maintained per manufacturers instructions to remain pervious.
- 3) Existing lawn to be fertilized with low nitrogen fertilizer if fertilization is necessary.

5:00 PM – 2230 Ocean Blvd, Tax Map 53 Lot 66, Owner: Harvey and Joan Bines.

Chair King joined the previously named members at this site walk. Also present was Eric Salovitch from TFMoran . Mr. Salovitch led the site walk.

The plan calls for the re-grading of beach sand in front of the Bines seawall. During the site walk the RCC observed that the height of the sand in front of the Bines seawall is higher than the sand on either abutting property. The Bines would like to adjust the sand level to be closer to the levels on the adjacent properties and to reduce the slope in the sand between the Bines property and the abutting property to the north. The sand will remain almost two (2) feet higher on the Bines property than the abutting property to the north but the slope between the properties will be reduced. The re-grading will be a coordinated effort with both the north and south abutters.

The RCC noticed black hoses and lines along the west side of the seawall. These are irrigation lines for plantings. RCC notes that the plantings required in 2015 have not yet been installed.

The Conservation Commission has no objections to the plan as long as the following recommendations are followed:

- 1) Re-grading to be kept to the minimum needed to accomplish a reduction in the slope between the subject property and the property to the north.
- 2) Native plantings to be installed pursuant to the 2015 plan. If the Bines wish to deviate from the specific plants required by the 2015 plan, they may submit a new planting plan to the RCC. Planting to be completed by June 30, 2020.
- 3) Any existing or planned lawn to be fertilized with low nitrogen fertilizer if fertilization is necessary.

5:30 PM - Tax Map 5 Lot 55 Owners: Michael and Alexandra Maglieri

Steve Riker, Ambit Engineering was present to represent the owners and led the site walk.

In 2011 the owners were granted a DES permit to replace the existing brick patio with a deck. The proposed deck will be exactly the same size and configuration as the existing patio. The 2011 DES permit was extended in 2016. In conjunction with replacing the patio with a deck, the owners propose to add several pervious paver areas, replace a failing retaining wall, install additional landscaping and alter the front entry to the home. The new landscaping and entry stair will be authorized by DES as an amendment to the existing permit.

The landscape plan, prepared by Rye Beach Landscaping, shows that the gravel area in front of the house will be removed and replaced with lawn and planting beds. A planting bed will be added along the inside of the fence adjacent to the road. This new lawn area will be bordered on both the north side and the south side by permeable cobble aprons. These aprons will separate the remaining gravel driveway areas from the new lawn area. On the north side, the cobble apron will tie into a new planting area that extends along approximately one half of the front of the house. An existing wall will be removed from that location to accommodate these plantings. Continuing on the north side, a permeable paver landing will be added at the bottom of the stairs from the existing side porch. A portion of the gravel driveway will be removed along the edge of the porch in order to add a planting bed in this area. A permeable cobble apron will border this planting bed and ultimately curve toward the north edge of the property. Above the cobble apron and along the northern property line, a rain garden will be installed. Gutter and downspouts will tie into this new rain garden. The remaining gravel driveway will remain.

On the south side, the cobble apron will extend to a back corner of the house and tie in with a smaller cobble apron that will be installed around the existing AC units. Currently, the AC units are behind a short fence. The fence will be removed and four (4) bushes and one (1) tree will be planted in the area inside the small cobble apron. The remainder of the existing gravel driveway to be unchanged.

At present, the front porch, on the west side of the house, is accessed by two (2) sets of stairs, one from the north side and one from the south side. The plan proposes that the double stairs be removed and replaced with a single set of stairs in the center. The plantings along the house, discussed above, will continue to the new stairway and after a break for the stairs, the planting bed will continue to the edge of an existing wall.

On the east side of the house it is proposed that the existing brick patio be removed and replaced with a deck. The new deck will be joined to the two (2) existing porches at the back of the house. The plan calls for approximately one (1) foot of fill (+/- 1260 S.F.) to be added from the edge of the new deck to the existing seawall. The plan proposes that a granite step be installed from the deck to the yard directly across from the existing granite stairway used for beach access. There is currently a buried propane tank in the yard. The plan proposes that the propane tank be moved from its current central location to an area near the proposed rain garden. In the southern area of the backyard a crushed stone fire area with a cobble border is proposed. Plantings will be installed at the edge of the southern property line and continue along an existing wall wrapping around to the edge of the new deck. A permeable paver walkway is proposed at the southern edge of the deck to tie in with the stair. Two (2) steppingstones will be placed in the planting bed to access the

lawn from this walkway. The existing retaining wall, which is failing, will be replaced, using the same footprint.

The existing stairs will not be altered but the landings will be replaced with permeable pavers. At the driveway level, a small portion of the wall protrudes onto the driveway. This small portion will be removed near the bottom landing.

This project will decrease the impervious surface area from the current 48.2% to 40.6%.

The Conservation Commission does not object to this project as presented and recommends the following:

- 1) All permeable paver areas to be maintained per manufacturers instructions to remain pervious.
- 2) All plantings to be to be sourced from the native planting lists. Planting to be completed by September 30, 2020.

This portion of the site walk meeting was completed at 5:50 PM. An additional site walk was held at 6 PM. Minutes of that site walk have been posted separately. The site walk meeting was adjourned after the 6 PM site walk was completed.

Respectfully submitted,

Susan Shepcaro, member