

## **RYE CONSERVATION COMMISSION**

### **Site Walk Minutes**

**Tuesday, November 17, 2020**

Meeting was called to order by Chair McFarland at 1:06 pm.

RCC members present at the site walk: Suzanne McFarland, Chair; Members Susan Shepcaro, and Heather Reed.

Vice Chair Sally King and member Karen Oliver joined the meeting at 1:18 pm.

#### **1:06 pm: 2420 Ocean Boulevard, Tax Map 002 Lot 021, Owner: David Kanner**

Present: Shannon Alther; TMS Architects, David Kanner; Owner

The Rye Conservation Commission (RCC) conducted a site walk at 2420 Ocean Boulevard on Nov 17, 2020 to view the proposed fencing, new 10' x 16' shed location, revised grading on the north side of the lot and location of pervious pavers at the driveway length along Rt. 1A. The house is located in between the Rye Beach Club and Sawyers town beach on the east side of Rt. 1A. Mr. Kanner stated that many people park in his driveway and walk on his property, as they do not realize it is private property and not part of the state and/or town land.

The site walk was conducted by Shannon Alther of TMS Architects. Shannon described the project and answered questions from members of the Conservation Commission.

The owner would like to install privacy fencing, 4 feet in height and 76 feet in length on the south side of the lot adjacent to a right of way path owned by the Rye Beach Club as well as on the North side of the lot, 138 feet in length, to delineate the owner's property from the town beach. Additionally, there would be a fence running north to south along the west side of the property that would measure 6 feet in height and measure 25 feet on the north side and 20 feet on the south side. The owner is also proposing to add a new shed on the south east corner of the lot. Based on its proximity to the shoreline and the mean high tide line, Chair McFarland suggested moving the shed further west, away from the water. Chair McFarland questioned the integrity of the north fence section parallel to the ocean. There was also discussion about moving the shed location to the north side of the lot. Vice-Chair King stated this would detract from the natural environment and was not in favor of that location. The owner would also like to take old construction debris off the lot. There are also many rocks on the property that were probably put there from the town when they reconstruct the wall at Sawyer's beach and some of these may be removed. Mr. Kanner stated he would put lawn down. RCC members suggested native plantings instead. RCC members also discussed fencing along the road side of his property and tying this privacy fence, six feet in height, to the building by the outdoor shower.

Respectfully submitted,

Heather Reed, Member

RCC members present at the site walk: Suzanne McFarland, Chair; Sally King; Vice Chair, Members Karen Oliver, Susan Shepcaro, and Heather Reed.

**1:40 pm: 2425 Ocean Boulevard, Tax Map 002 Lot 020, Owner: Melissa Raffoni**

Present: Shannon Alther; TMS Architects.

The Rye Conservation Commission (RCC) conducted a site walk at 2425 Ocean Boulevard on Nov 17, 2020 to view the proposed addition to the main house and a 2 bay garage on pole structure (for flood management purposes) and removal of existing shed. The property is in the A0-1 & AE 9 flood zone.

The site walk was conducted by Shannon Alther of TMS Architects. Shannon described the project and answered questions from members of the Conservation Commission.

The house is located about 15' from Eel Pond on the west side and is in the Shoreline Buffer on the east side. The lot is small and the house already covers a large percentage of the area. Member Oliver asked about current and additional square footage. Shannon stated it is around 3,000 square feet currently and they would be adding approximately 1,000 square feet for an 8% increase in lot coverage. There is a large tree that would need to be removed for the addition. Members noted that the tree is currently stabilizing a lot of the natural area. Members also noted Phragmites surrounding the property to the north and west and that it will continue to creep in if not properly managed. Chair McFarland asked about the flooring of the garage and whether the siding would have freeboard so the water can flow through. Shannon stated it would be pervious pavers and was unsure if they needed to have freeboard.

The RCC discussed they do not recommend building outside of the current footprint due to its proximity to the Atlantic Ocean and Eel Pond. However, if the project is approved by the Rye Beach ZBA, the RCC recommends the following:

1. At least 3 trees of 4-6 inch caliper to replace the tree of 18 inch caliper that would be removed, with 85% survival rate.
2. Pervious pavers to replace current asphalt in driveway.
3. Management of phragmites with licensed specialist.

The meeting was adjourned at 2:18 pm by Chair McFarland.

Respectfully submitted,

Heather Reed, Member