

RYE CONSERVATION COMMISSION

Site Walk Minutes

Wednesday, December 16, 2020

12:00 pm: 63 Old Beach Road, Tax Map 084 Lot 134, Owners: James & Stephany Tosi

Meeting was called to order by Chair McFarland at 12:07 pm. Chair McFarland seated Alternates Oliver and Truslow to fill the seats of absent members.

RCC members present at the site walk: Chair Suzanne McFarland; Members Heather Reed, Susan Shepcaro, Danna Truslow, Karen Oliver and Mike Garvan.

Present: Corey Colwell and Jay Aube, TFMoran; and Peter Kasnet, Peter G. Kasnet, Inc. representing the owners.

The Rye Conservation Commission (RCC) conducted a site walk at 63 Old Beach Road to evaluate a project to tear down an existing residence and construct a new home in its place. The property is in the flood hazard zone AO but will be in zone AE with a flood height of 13.2' under the new regulations. The lot is outside of the 100' tidal zone but is adjacent to a tidal wetland on the north side and is almost entirely in the 100' tidal wetland buffer.

To comply with the new FEMA regulations, the plan calls for the new structure to be raised by adding 3.5' of fill inside a retaining wall which would be constructed along virtually the entire perimeter of the lot. The elevation of the first floor would be 15 feet. A storm water management plan calls for storm water to be contained on the lot. There would be a slight decrease in impervious surfaces but a small increase of building coverage on the lot.

The project calls for the removal of the existing garage at the back of the property to be replaced by a larger garage attached to the new dwelling. The existing paved drive would be replaced with pervious pavers. An outdoor shower shed will be removed and the back lawn would be replaced with a pervious paver patio. A 500 gallon propane tank would be buried and anchored in the back of the lot and a generator would be anchored to a concrete pad in front of the propane tank.

The new house will be farther from the street than the existing structure which places it closer to the wetland. Chair McFarland asked if the house could be moved farther from the wetland and Mr. Colwell answered that if it were, the grade to the street would be steeper. Chair McFarland opened a discussion about building the new home on piers which wouldn't require the lot to have a retaining wall and 3.5' of fill added. Member Truslow expressed her concern that storm water from the neighboring homes would pond up on their lots because of the proposed retaining wall on the subject lot. The addition of so much fill would elevate the home higher than the surrounding homes. And the retaining wall would alter surface water and flood flow.

Mr. Colwell said that he was open to any new ideas but noted that the fill substrate would act as a sponge and allow storm water to infiltrate and be contained on the lot. The RCC members would like to see more consideration of constructing the dwelling on piers to eliminate the need to bring in so much fill and to elevate the home as high as proposed.

Chair McFarland presented three bills to be voted on:

Eversource for \$19.62 and two BCM legal bills totaling \$278. Motion to pay by Mike Garvan, seconded by Heather Reed, all voted in favor.

The meeting was adjourned at 12:55 pm by Chair McFarland.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk