

RYE CONSERVATION COMMISSION

Site Walk Minutes

Monday, September 26, 2020

Meeting was called to order at 4:04 PM by Chair McFarland.

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

4:04 PM: 2 Merrymeeting Lane, Tax Map 15, Lot 18. Owners: Benson, Denise and Craig

Also present: Robert Baskerville, Bedford Design Consultants, James Gove, Gove Environmental Services, Inc., Brendan McNamara, architect and A.J. Rogers, abutter. Also, Kristin Benson and her husband, who will occupy the home if it is built, arrived late in the site walk.

The Rye Conservation Commission (RCC) conducted a site walk at 2 Merrymeeting Lane to assess a proposed project to construct a new home. The subject property is a 3.29 acre parcel comprised of two small areas of upland with remaining areas comprised of wetland and poorly drained soils. The proposed building site is wooded. The proposed dwelling is entirely in the wetland buffer as is the proposed septic. The current plans call for a home with a 2800 s.f. footprint, not including the porches, and a total of 5000 s.f., which includes a two (2) car garage and workshop. At the closest point, the proposed home is 17' from the wetlands where a 100' setback is required. The proposed septic is 66' from the wetlands where a 100' setback is required. Mr. Baskerville noted that the 100' setback from the wetland line goes up within a few feet of the front property line. He further stated that there is no land on the lot that is not within the side, front or wetland setbacks. The plan indicates that the existing stonewall on the road side of the property will be moved approximately 10' closer to the road to create more space for the project.

RCC members walked the property with Mr. Baskerville, Mr. Gove and Mr. McNamara. Mr. Gove pointed out the area where he marked the start of the upper wetland area and indicated the rear upland area which is surrounded by

wetland. According to the plan, a proposed generator will be located just inside the silt sock approximately 2' from the wetland boundary. Proposed AC units will be approximately 10-14' from the wetland boundary and an underground oil/propane tank is shown approximately 25' from the wetland boundary. The proposed driveway is approximately 17' from the wetland boundary at the closest point.

As requested by Chair McFarland at the October 8, 2020 RCC meeting, the location of the back of the house and the driveway were staked prior to the site walk. All trees that are proposed to be taken down were marked. At the October 8, 2020 meeting Mr. Baskerville estimated that, "more than 10 and less than 50," trees would be cut. RCC has requested a count of trees proposed to be cut.

At the end of the site walk RCC members conferred and stated that Rye Conservation Commission does not support the plan as presented.

Meeting adjourned at 4:55 pm by Chair McFarland.

Prepared by Susan Shepcaro, Member.

Respectfully submitted,

Francis P. (Mike) Garvan, Clerk