

RYE CONSERVATION COMMISSION

Site Walk Minutes

Wednesday, June 16, 2021

Meeting was called to order by Chair McFarland at 4:05 pm.

RCC members present at the site walks: Chair Suzanne McFarland; Vice Chair Sally King; Members Danna Truslow, Susan Shepcaro, Karen Oliver and Mike Garvan. Chair McFarland seated Alternate Member Oliver to replace Jaci Grote.

4:00 pm: 0 Merrymeeting Lane, Tax Map 15 Lot 18, Owners: Craig & Denise Benson

Present: Bob Baskerville, Bedford Design Consultants and Monica Kieser; Hoefle, Phoenix, representing the owners.

The Rye Conservation Commission (RCC) conducted a site walk at 0 Merrymeeting Lane to evaluate a project to build a house, driveway and septic on the property. Bob Baskerville presented the new plan which reduces the size of the house that was originally planned for the site. The stone wall will be moved up about 10 feet to get it further from the wetland. Mr. Baskerville showed the RCC a culvert across the road which starts a wetland; however, this is not on the subject property. The driveway has been moved to keep some of the large hardwood trees on the edge of the property. The driveway will be 25 feet within the buffer, an increase of 10 feet over the previous plan. It will be pervious. Mr. Baskerville gave member Garvan a copy of the new landscape plan which had not been provided in the new set of plans.

The generator has been moved to the northwest side of the house to accommodate the wishes of the neighbor to the east. The number of trees to be cut in the buffer greater than 4.5" in diameter at 4.5' of height has been reduced from 93 to 79. RCC members commented that this was still an unacceptable number. Mr. Baskerville noted that the house will be 6" to 1' higher than the wetland. He also noted that the lot is level and has no ledge on it.

The RCC members expressed their belief that the lot is still unbuildable since the entire project is in the Berry's Brook wetland buffer. Ms. Keiser commented that this must be weighed against what she characterized as the confiscatory nature of not allowing the project. RCC members commented that the design was thoughtful and well-conceived but was inappropriate for the site.

The site walk was terminated at 4:42 pm.

4:45 pm: 1627 Ocean Boulevard, Tax Map 13 Lot 23, Owners: Paula Parrish & Mario Ponte

Present: Alex Ross, Ross Engineering representing the owners

The Rye Conservation Commission (RCC) conducted a site walk at 1627 Ocean Boulevard to assess a proposal to tear down an existing residence and build another on the property. The current property is a six bedroom rental that will be replaced with a four bedroom family

residence. An aging septic system will be replaced with a new AOS treatment septic system. There will be a stone drip edge around the building to receive storm water from the roof.

The new house will be 13 feet farther from the wetland than the current structure. Chair McFarland asked if it could be moved farther from the marsh and closer to the road. The driveway will be pervious pavers with the exception of the apron which will be asphalt. The RCC asked if the parking area could be narrower and still allow for turn-around space.

The rear lawn abuts Awcomin Marsh and has some *rosa ragosa* plants in spots along the border. There is a concrete wall along the marsh and Mr. Ross explained that was the property line and the wall would stay. There was a planting plan but the commission would like to see a much more detailed planting plan which would incorporate native, salt tolerant plants to a depth of four feet along the marsh border. There could be some gaps in the plant buffer for esthetics and to afford a better view to the marsh.

The Conservation Commission believed the plan was well designed and would be an improvement over current situation with the modifications mentioned above.

The meeting was adjourned at 5:07 pm by Chair McFarland.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk