

## **RYE CONSERVATION COMMISSION**

### **Site Walk Minutes**

**Wednesday January 12, 2022**

Meeting was called to order at 2:05 pm by Chair Suzanne McFarland.

RCC members present at the site walk: Chair Suzanne McFarland; Vice Chair Sally King, Members Mike Garvan, Jaci Grote, Karen Oliver and Susan Shepcaro. Alternate Member Karen Oliver was seated for Member Dana Truslow.

### **2:00 pm: 1090 Washington Road, Tax Map 6 Lot 28 Owners: David Tromp and Alysson Siopes**

Present: Owner David Tromp.

The Rye Conservation Commission (RCC) visited 1090 Washington Road to look at a proposed project to construct a temporary barn/stall structure to house horses from approximately April through November. The tent would be 40' by 120' with horse stalls inside. It would not be heated and would only be used for horses boarded at Driftwood Equestrian. To accommodate the additional horses, Mr. Tromp would convert the area where the gardens used to be to paddocks. The proposed sites for the tent and paddocks are in the North Hampton portion of the property.

The meeting started with Member Oliver expressing her legal interpretation of the conservation easement. The proposed structure would be outside the building envelope described in the easement. Member Oliver said the easement did not allow structures outside of the building envelope. Mr. Tromp noted that the structure was temporary. Vice Chair King added that the structure would be there for 8 months out of the year. Member Oliver responded that the easement did not distinguish between permanent and temporary structures but rather prohibited all structures outside of the building envelope. Mr. Tromp said that the request was for a tent, not a structure. Chair McFarland noted that the Rye Building Inspector regards tents, swing sets, etc. as structures.

The RCC then went with Mr. Tromp to look at the proposed location of the structure. On the way, Vice Chair King asked about the manure management plan and how the additional horses in the tent would affect that. Mr. Tromp pointed out the large dumpster in the yard that is filled with manure and which is being sent off site on a regular basis and said that would offset the manure generated by additional horses. Vice Chair King requested that Mr. Tromp prepare and present an updated plan that would address additional horses and manure and how that would be handled.

At the proposed site, Mr. Tromp pointed out where the tent would be and where additional paddocks would be created. These paddocks would be where the abandoned gardens were. The RCC members asked if the tent could be constructed within the building envelope. Mr. Tromp acknowledged that it could be but that the proposed location was better from a safety perspective. The proposed tent and paddock locations meant that the employees in charge of the horses would be able to see the horses in the paddocks from the tent. This would be a safety advantage since an employee could see if a horse was having a problem and then immediately

respond. Locating the tent in the building envelope would not allow employees to monitor the horses as effectively. Member Oliver stated that she did not see a path whereby the easement would allow a structure outside the building envelope.

A discussion followed about whether or not paddocks were allowed by the easement since they were not completely open space. The commission and Mr. Tromp agreed that they were allowed as a normal part of running a horse farm per the easement.

Mr. Tromp mentioned that he had applied to the building inspector for a permit to construct the tent some time ago but had not heard back. He said he would contact Chuck Marsden later that day.

The Conservation Commission decided that it had no choice but to reject the proposal as submitted since the structure would be outside the building envelope. The RCC would consider allowing the tent inside the building envelope if the building inspector and the fire chief would approve it and if the manure management plan was updated and approved.

The meeting was adjourned at 2:45 pm by Chair McFarland.

Respectfully submitted,

Francis P. (Mike) Garvan II, Clerk