

RYE CONSERVATION COMMISSION

Site Walk Minutes

Wednesday, August 17, 2022

Meeting was called to order at 3:00 pm by Vice Chair Sally King.

3:00 pm: 139 Wentworth Road, Tax Map 24, lot 32, Patrick McKenna, owner.

Present: Susan Shepcaro, Sally King, Kara Campbell, Mike Garvan, Karen Oliver

The Rye Conservation Commission (RCC) conducted a site walk on August 17, 2022 at 139 Wentworth Road to evaluate a building plan for the lot. The project will replace the existing leach field, which sits on the river side of the property, with a new Advanced Onsite System (AOS) septic system. The new AOS system septic tank, which is totally enclosed, will be located in front of the home, on the landward side of the property, between the 75 ft. buffer and the 100 ft. buffer, approximately 80 ft. from the wetland. The new leach field will be partially in the 100 ft. buffer, approximately 90 ft. feet from the wetland resource, which is approximately 55 ft. farther from the wetland than the current leach field. Most of this lot is within the 100 ft. wetland buffer zone. The existing leach field, which is essentially a drywell, will be discontinued. It will be pumped out completely, filled with clean fill and stabilized. Replacing the existing leach field with a new Advanced Onsite System (AOS) septic system is an improvement which should help protect the wetland resource.

At the August 11, 2022 Conservation Commission meeting, the applicant initially stated that the only variance being requested at this time is for replacement and relocation of the septic. After discussion with the RCC, the applicant and his engineer stated that they could have an updated plan available for the commission to review at the site walk. The commission agreed to consider both the septic project and a stairs and deck project at the site walk. Both projects would be included in the updated plan.

At the site walk on August 17, 2022 the RCC looked at the updated plans in the garage. The updated plans show the 100 ft. buffer line and the location of the stairs and deck, as well as the proposed site for the new septic system. The proposed deck and stairs will be located on the southwest side of the existing home. The deck will be 12 ft. by 12 ft. and will be raised 10 ft. above ground level.

There was discussion about the location of the septic components, the lot line and water line on the property. The RCC then moved to the rear of the property to view the drywell that currently functions as a septic system for the property. There was some discussion about how the drywell would be retired when the new septic system was installed. The Commission members continued around the back of the property. On the southwest side of the house the proposed location of the deck and stairs was staked. There was some discussion about the fact that the deck and stairs would be built using either sonotubes or helix spikes for support, which would minimize impact in the buffer.

The Conservation Commission strongly supports the installation of a new AOS septic system to

replace the current drywell system. The Commission supports the installation of the deck and stairs and appreciates that the applicant has worked to minimize the impact to the buffer by planning to use either sonotubes or helix spikes to support the deck and the stairs.

The Conservation Commission supports the project subject to the following recommendations:

- 1) Any plantings disturbed by the installation of the new septic system will be replanted or replaced as is appropriate. All new plantings to be from the Native Plantings lists or the Salt Water tolerant planting lists attached to this letter.
- 2) Mulch used within an area being restored shall be natural straw or equivalent nontoxic, non-seedbearing organic material, in accordance with EVN-Wt 307.12(d).
- 3) The RCC believes that an 85% or greater survival rate of the planted vegetation after one year is adequate.

3:45 pm: 7 Holland Road, Tax Map 202, Lot 31, Michael W. Keeley and Michael R. Valliere, owners.

Present: Susan Shepcaro, Sally King, Kara Campbell, Mike Garvan, Karen Oliver

The Rye Conservation Commission (RCC) visited 7 Holland Drive on August 17, 2022 to look at a proposal for a new home on the property. The previous residential structure burned down in 2021. A paved driveway and a shed in the backyard are all that remained after the fire. The previous home had two stories and was situated on the lot in such a way that it was in violation of both the front yard and side yard setbacks. The total living area was 1,762 sq. ft. The total square footage of the building was 3,259 sq. ft.

The property is .38 acres in size. 98% of the lot is in the 75 ft. wetland buffer. There is a high functioning, high value wetland at the back of the property and a narrow strip of wetland on the east side of the property which connects to the larger wetland. The rear area of the lot, approximately one third of the property, is in FEMA AO flood zone with a small portion of the back corner on the western side in FEMA zone AE.

The proposed home will contain 2.5 floors with a garage on the first floor and a rear deck with stairs to the backyard. The new footprint for the home will be 1365 sq. ft., with an additional 270 sq. ft. for the rear deck and stairs and 16 sq. ft. for the front stairs. Building coverage on the lot is 8.1% where 15% is allowed. Proposed impervious coverage is 1,978 sq. ft. which is 11.8% of the lot where 30% is allowed. The home will be placed on the lot to honor both side setbacks and will be pushed forward as far as possible to allow more distance from the wetland at the back of the lot. A small section of a bump out is within the front setback. The home will be raised due to the flood zone and will require 2.5 ft. to 3 ft. of fill to bring the finished floor of the garage from elevation 11 to elevation 13.5. The plan proposes stone retaining walls starting near the front of the property and continuing along each side close to the property line. The retaining walls will reduce the slope between the house and the property line, creating a viable access from

the front yard to the back yard. The stone retaining walls will be between 2 ft. and 3 ft. tall. The walls also provide some protection to the wetland on the east side of the property.

The existing paved driveway will be removed and replaced with pervious pavers. A pervious walkway is proposed on the west side of the house from the driveway to the backyard. The walkway will also provide access to two (2) doors on the lower floor.

The plan calls for the existing 10 ft. X 12 ft. shed to be removed and replaced by a 10 ft. X 16 ft. shed. On the plan, the new shed is placed closer to the wetland. At the site walk, it was agreed that the new shed would be moved 10 ft. closer to the home to increase the distance from the wetland.

A new Advanced Onsite Solutions (AOS) septic system will be installed in the backyard in the general area of the existing septic system, which is on the west side of the lot. The AOS septic system is a significant improvement over the existing system.

The plan calls for a concrete generator pad to be placed 15.7 ft. from the property line on the west side near the back deck. A buried propane tank is also proposed in that area and appears to be located approximately 14.5 - 15 ft. from the property line.

The applicants have included a landscape plan which calls for significant plantings along both sides of the property, around the home and on the outside of the retaining walls. The plan also proposes to add plantings in the wetland buffer. The plan includes trees, shrubs, bushes, and smaller native plants as well as an erosion control / restoration seed mix for the site.

When the owners purchased the property, it was in very bad condition. Machinery was used for debris removal which caused significant disturbance in the buffer. The heavy equipment used to complete the removal of debris altered the grade at the back of the lot. At the site walk it was noted by RCC that significant slash debris was left in the buffer especially around the back edges of the buffer and continuing into the wooded buffer area adjacent to the wetland area beyond the cleared portion of the lot. It appears that several trees were cut, and stumps were removed or partially removed. All slash and all buried debris must be removed, using hand tools only, from the entire disturbed area where machinery was used. Further, the grade should be restored to the pre disturbance level. At the back of the property there is a significant drop off near the wetland that has been created by fill and or moving of soils into this area by machinery. The transition from the disturbed area to the undisturbed area should be restored to a natural, gradual slope. All work in the buffer must be done by hand, using hand tools.

Cory Colwell, Michael Keeley, one of the property owners and the RCC agreed that the following trees could be removed:

- 1) The tall pine on the west side near the neighbors shed.
- 2) Three (3) tall pines in the back area of the property.
- 3) The roots of all four (4) pine trees to be cut must remain in the ground.

Mr. Colwell, Mr. Keeley and The RCC also agreed that all three (3) red maples in the back area of the property WILL NOT be cut. In addition, it was agreed that lawn will end at the side of the shed in its new, agreed upon, position.

The Conservation Commission supports the project subject to the following recommendations:

- 1) All debris in the disturbed area of the buffer to be removed using hand tools only.
- 2) The three (3) red maples located in the back area of the property will remain.
- 3) After restoration to the natural grade, the buffer area will be thickly planted with native plantings.
- 4) Mulch used within an area being restored shall be natural straw or equivalent non-toxic, non-seedbearing organic material, in accordance with Env-Wt 307.12(d).
- 5) The shed will be moved ten (10) ft. closer to the home.
- 6) Lawn will end at the side of the shed.
- 7) Invasive plants currently on the property should be removed. Including but not limited to bittersweet, barberry, multiflora rose and autumn olive. If such plants are located in the buffer they must be removed by hand, using hand tools only.
- 8) The RCC believes that an 85% or greater survival rate of the planted vegetation after one (1) year is sufficient.

The meeting was adjourned at 5:00 pm by Vice Chair Sally King.

Respectfully submitted,

Susan Shepcaro, Clerk