

## **RYE CONSERVATION COMMISSION**

### **Site Walk Minutes**

**Monday, October 17, 2022**

Meeting was called to order at 10:35 am by Rye Conservation Commission (RCC) Chair Suzanne McFarland.

### **10:30 am: 941 Ocean Boulevard, Tax Map 20.2, Lot 141, Charles Potter and Laura Harris, owners**

Present: RCC Chair Suzanne McFarland, RCC Vice Chair Sally King, RCC Clerk Susan Sheparo, RCC Alternate Member Karen Oliver, Land Use Assistant Kara Campbell, and Owner Charles Potter.

The Rye Conservation Commission (RCC) visited 941 Ocean Boulevard on October 17, 2022 to look at a project that proposes a rear patio with a fireplace and a front patio and walkway. The entire lot is in the 75 ft. freshwater wetland buffer. One of the variances that the applicant is requesting is for construction of a rear patio with a 5 ft. encroachment into the 30 ft. rear setback. The other variance requested is for construction of a front patio with a walkway. The patio and walkway would be 15 ft. from the front setback where 40 ft. is required.

The area of the proposed front patio was previously grass and plantings. An impervious bluestone patio courtyard is proposed. In addition, the applicant has removed overgrown plantings along the front of the structure. New plantings and bushes will be added as illustrated on the concept plan.

The previous wooden rear deck has been demolished. The proposed patio, which will be comprised of bluestone, and will be partially in the footprint of the old deck. The patio will start from the back corner of the house. It will be squared off and connect to the existing outdoor shower area. RCC members requested the applicant consider replacing the shower floor, which is currently composed of impervious pavers and rocks beneath, with pervious pavers like the ones illustrated in the application in 'Yard Details.'

There is an existing stormwater management piping and swale system in the rear of the property which was created by the town and is used by several homes in the area. This system includes three (3) drainpipes near the fence. RCC members and neighbor Karen Brouillette expressed concern about previous flooding and standing water in this area. RCC members requested that the homeowner plant the Southwest corner of the yard with plants from the Tidal Erosion List. Neighbor Brouillette requested that the plantings be low so they will not block her view. RCC also requested that the plantings shown at the back of the proposed patio on the 'Landscape Concept Plan' be extended to the length of the patio. This area should be planted to a minimum depth of five (5) ft. down the slope behind proposed patio to help absorb runoff from the patio. RCC members requested that the owners submit a planting plan for this area prior to planting.

RCC members asked if gutters will be added on the north side of the home. The applicant responded affirmatively and said French Drains will be installed on both the Northwest and

Northeast corners of the house to direct the water away from the house. RCC members pointed out that the water must be contained on the property. RCC members requested to view the plan for the drains prior to installation.

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

- 1) The Southwest corner of the lot to be thickly planted with plants from the Tidal Erosion List to reduce any potential increased flooding and/or standing water issues.
- 2) The plantings will be low to maintain the existing views from the neighboring home.
- 3) The planting area at the rear of the new patio to be the full length of the patio and thickly planted to a minimum depth of five (5) ft. This planting area will filter and slow drainage from the patio and mitigate flooding and standing water issues on the property.
- 4) Mulch used within an area being restored shall be natural straw or equivalent non-toxic, non-seedbearing organic material, in accordance with EVN-Wt 307
- 5) French drains will be installed on the Northeast and Northwest sides of the house to direct water away from the house but contained on the property. A plan to be submitted to RCC prior to installation.
- 6) Shower floor to be reconstructed to be pervious – similar to the walkway from the patio to the shower, using gravel in place of grass in the shower area. Plans for this change to be approved by RCC.
- 7) A complete planting plan for the property to be submitted to and approved by the RCC prior to installation.
- 8) RCC requests that the commission be allowed to revisit the property after one year to ensure that at least 85% of the of the plantings have survived.

The meeting was adjourned at 11:13 a.m. by RCC Chair Suzanne McFarland.

Respectfully submitted,

Susan Shepcaro, Clerk