

RYE CONSERVATION COMMISSION

Site Walk Minutes

Thursday, November 17, 2022

Meeting was called to order at 1:00 pm by Clerk Shepcaro.

1:00 pm: 2000 Ocean Boulevard, Unit 9, Tax Map 8, Lot 56-9, Eric and Donna Johnson, owners

Present: Jeff Gardner, Karen Oliver, Danna Truslow, Susan Shepcaro, Kara Campbell

The Rye Conservation Commission (RCC) visited 2000 Ocean Boulevard, Unit 9 on November 17, 2022 to look at a project that proposes a new generator in the 100 ft. tidal wetland buffer. The generator will be placed on a concrete pad located between the septic tank and the utilities. The proposed location is on the west side of the structure about 5 ft. from the building. The pad and generator will be about 30 ft. from the wetland, on the level area at the top of the bank of a channel in the tidal marsh located to the south. The town water line for the nine (9) units in this condominium development enters the basement of the unit owned by the Johnsons. The generator is needed to insure that, in the event of a power outage, the water line for the development will not freeze. Variances are needed for the placement of the generator because it is within the front setback and the 100 ft. wetland buffer.

Bruce Scamman from Emmanuel Engineering was present representing the homeowners. Mr. Scamman informed RCC that the generator will be propane-powered; the propane will come outside to the generator from the basement of the structure. There is a gas line on the premises. He also informed RCC that the property is not in the flood zone: it is at elevation 8 ft. In addition, he pointed out an area where Piscataqua Landscaping had recently removed invasives from the slope of the bank along the channel in the tidal marsh to the south.

Given the purpose of the generator and the already existing development within the buffer the Rye Conservation Commission does not object to the installation of a new generator on a concrete pad within the 100 ft. wetland buffer.

1:30 pm: 65 Washington Road, Tax Map 17, Lot 70, Craig Soboleski, owner.

Present: Jeff Gardner, Karen Oliver, Danna Truslow, Susan Shepcaro, Kara Campbell

The Rye Conservation Commission (RCC) visited 65 Washington Road on November 17, 2022 for a second time after a second public hearing for the proposed work at the property. RCC first visited the property on July 19, 2022 after the first public hearing.

The proposed work is a 40' wide addition with a foundation and a deck off of the back of the house within the 75' wetland buffer. The foundation will be within the footprint of the existing deck, with an additional 4' out and an additional 4' to the east. The deck will be an additional 10' off the addition.

A new septic system and leach field are also proposed. The existing septic is from 1954. The tank is located near the rear deck steps. The leach field is located in the back yard. The existing pipe will remain, traveling under the new deck and wrapping around the side of the house to the front of the house. Both the new tank and leach field will be located out of the buffer.

The RCC requested that the homeowner plant a 5' native buffer along the rock wall. The RCC informed the homeowner that mulch may not be used, but straw can, in accordance with EVN-Wt 307.

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

- 1) The rock wall should be lined with native plantings to a minimum depth of five (5) feet. This planting area will slow drainage and filter any pollutants that may enter the wetland resource area.
- 2) 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
- 3) A complete planting plan for the property to be submitted to and approved by the RCC prior to installation.
- 4) 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 2:00 pm by Clerk Shepcaro.

Respectfully submitted,

Susan Shepcaro, Clerk