

## **TOWN OF RYE – PLANNING BOARD**

### **Site Walk**

**Tuesday, March 2, 2021**

**4:00 p.m.**

***Members Present:*** Chair Patricia Losik, Vice-Chair JM Lord, Steve Carter, Selectmen's Rep Bill Epperson, and Alternate Rob Wright

***Present on behalf of the Town:*** Planning/Zoning Administrator Kimberly Reed

***Present on behalf of the Applicant:*** Michael Labrie of Bluestone Properties, Eric Weinrieb and Corey Belden from Altus Engineering, Ben Auger from Auger Building Co.

Note: *Alternate Rob Wright was seated for Nicole Paul.*

- **Site Walk at 33 Sagamore Road, Tax Map 24, Lot 6** to view the site that is currently before the Board. Major Site Development Plan by Bluestone Properties of Rye, LLC for property located at 33 Sagamore Road, Tax Map 24, Lot 6 to construct a new 3,496 sf farmstead building and provide associated parking and driveways. Property serviced by the City of Portsmouth municipal water and sewer. **Property in the Business District. Case #02-2021.**

Chair Losik called the site walk to order at 4:00 p.m. at the 33 Sagamore property. She turned the site walk over to **Eric Weinrieb, Altus Engineering, to lead the group.**

Mr. Weinrieb led the group to the location for the proposed driveway. He pointed out the flags marking the retaining wall, which represents the limits of disturbance. He noted the height of the retaining wall will be 4'. The entrance will lead to the parking area. He also noted the area where fill will be brought in to bring the driveway up to the parking lot grade. Mr. Weinrieb walked to the location where the end of the proposed retaining wall will be located. He noted that the wall does not need NH DES wetland approval.

Mr. Weinrieb led the group to the flag marking the location of the front corner for the proposed building. He pointed out the stakes marking the back corner and the outline of the building.

Vice-Chair Losik asked about the grading in this location.

**Corey Belden, Altus Engineering,** noted that the finished floor is at 26.9 with a 27 contour, so it is very close to grade.

Mr. Weinrieb commented there will be removal of ledge. It is yet to be determined whether it will be mechanical or blasted.

Chair Losik noted that there was a question about blasting from the Conservation Commission.

Mr. Weinrieb explained that regardless of how the ledge is removed, it has to comply with DES requirements; such as, a pre-blast survey and disposal of hazardous materials.

Selectmen's Rep Epperson suggested that it be mechanically removed if possible.

**Mike Labrie, applicant**, agreed. Mr. Weinrieb also agreed that would be the best method for removal.

The group reviewed the plan as compared to the seeing the site in person, as the parcel is much larger than what some members thought.

Mr. Weinrieb commented that in looking at the site development plan, it looks like a dense development is being done. However, the total building coverage is 2.1% and even with the parking lot it meets the allowable coverage. He noted that relief has been received for the 75' setbacks, as well as the relief for parking in the setback. ZBA relief is listed on Sheet C-2a.

Mr. Weinrieb led the group to the location for the lower corner of the proposed barn and pointed out the layout of the building. He also pointed out the location of the 75' buffer.

Member Carter asked the height of the barn.

Mr. Labrie explained it is two-stories because they wanted the proportions of the barn to be correct for a New England barn.

Planning Administrator Reed noted it is not that much higher than 35'.

There was some discussion in regards to the business proposed for the site using the Atlantic Grill for food deliveries, storage and preparation. Mr. Labrie pointed out that most times, food will be prepped at the Atlantic Grill and brought over to the site. He also noted that waste storage for the site will remain at the Atlantic Grill with more dumpster pickups possibly being scheduled. *(Some of this discussion was inaudible due to the windy conditions at the site walk.)*

There was also discussion in regards to the use of the site versus the calculations for parking spaces. Mr. Labrie noted that there will be several activities that could be taking place at one time on site; such as, outdoor gardening classes with a lecture going on in the barn simultaneously.

Chair Losik asked about the intentions for landscaping on the site. Mr. Labrie replied that it would be different from Atlantic Grill, as there will be more edibles on site.

Mr. Weinrieb confirmed that there will be a colored landscaping plan for the Board's review. He also noted that the comments from Sebago Technics and Attorney Donovan can easily be addressed with conditions. For instance, with regard to site lighting, he would like to see the

lights on timers, which would go off at a set time, with an override for times when events are held later into the evening.

Chair Losik asked Mr. Weinrieb if he will be responding to the Police Chief's questions about posting for "no overnight parking" and "private parking".

Mr. Weinrieb stated that he addressed those comments in his last response letter to Sebago Technics. After some discussion about products being brought over from Atlantic Grill, he agreed to do an overlay plan to show the route for transporting the goods.

Chair Losik and Mr. Weinrieb discussed the idea of having a sidewalk along the entire front of the building.

No further questions from the members were heard.

Chair Losik adjourned the site walk at 4:25 p.m.

Respectfully Submitted,  
Dyana F. Ledger