

**TOWN OF RYE – PLANNING BOARD  
SITE WALK**

**Wednesday, May 25, 2022  
4:00 p.m. – 15 Sagamore Road**

***Members Present:*** Chair Patricia Losik, Steve Carter, Jim Finn, Rob Wright Bill MacLeod and Selectmen's Rep Bill Epperson

***Also Present on behalf of the Town:*** Town Counsel Eric Maher, Steven Harding from Sebago Technics and Planning/Zoning Administrator Kim Reed

***Present on behalf of the Applicant:*** Mike Garrepy from Garrepy Planning Consulting, Joe Coronati from Jones & Beach Engineers, and Architect Mick Khavari

**The Planning Board held a site walk on Wednesday, May 25<sup>th</sup> to view the site proposal currently before the Board:**

**Major Site Development, Residential Condominium and Commercial Site Development Plan** by The Sagamore Group, LLC for property owned by Split Rock Cove Family Trust of 2019 and located at 15 Sagamore Road, Tax Map 24, Lot 22 to construct three single-family condominium dwellings on the back of the lot and two commercial buildings on the front of the lot. Property is in the Single Residence and Commercial District. **Case #10-2022.**

Chair Losik called the site walk to order at 4:02 p.m. at the entrance to 15 Sagamore Road. She turned the site walk over to Joe Coronati to lead the group through the property.

**Joe Coronati, Jones & Beach Engineering,** led the group to the stake representing the new proposed entrance to the property. The stake was set at the center of the proposed driveway. He explained that this entrance will be for two-way travel entering and existing the property. The other proposed driveway to the south will be used for existing the property only. He pointed out the stake marking the edge of pavement. He also pointed out the green space that is proposed from the edge of pavement towards Sagamore Road. He noted that when he originally spoke with DOT, they were hoping to preserve a bike lane along the Sagamore Road stretch of the property. At this time, the pavement along Sagamore Road runs narrow then wide. The intent for the proposal is to hold the wider portion. The green space will start about 5' off the white line and run the length of the property frontage. There will be a green strip, plant wise, along the frontage of the property. DOT is agreeable to the plants; however, they prefer low growing plants in order to not block drivers' views or interfere with utility poles.

**Steve Harding, Sebago Technics,** asked if there has been any discussion with DOT about tying into their catch basins.

Mr. Coronati replied that they started this conversation before submitting the Planning Board. However, he does not have an answer from them at this time. He noted that a full driveway permit application has been submitted to DOT, which shows the grading, drainage and landscaping. He will be reaching out to DOT to try to get a preliminary answer.

Mr. Coronati pointed out there is one catch basin that is sunken and could be a problem. (He led the group to the location of the catch basin.) He pointed out that the catch basin is low and could be a hazard to motorists, as well as pedestrians and bicyclists. He noted that DOT definitely wants that catch basin fixed as part of the project.

Mr. Coronati pointed out to the group the edge of pavement on the property and the proposed distance to the edge of pavement on Sagamore Road. He noted that in between the driveway and the road is intended to be green space.

Member MacLeod asked if the cross slope will be flattened.

Mr. Coronati explained that the paved shoulder will be shimmed, as it is too steep. It seems to be about 15% and should only be about 4%.

The group walked to the marks in the pavement which represent the next center line for the southerly driveway. The whole length of the property up to the edge of pavement for the second driveway (exit only) will become green space.

Mr. Coronati pointed out the location where two traveled ways come together on the second driveway. There's a parallel driveway that runs along the commercial building that turns into the exit. There's also another driveway coming into the exit from the residential portion of the property to the rear. The driveway is 12' on both sides of the center line. This exit driveway will be lined up with Frontier Road, which is across the street on Sagamore Road. He noted that the northern entrance to the property is the furthest it can be from the round-a-bout.

It was noted that the exit driveway is the only exit for the residences, which are proposed to be located at the rear of the property. It was also noted that the front parking is angled parking with the vehicles traveling one-way along the building.

The group walked to the stakes marking the edge of the commercial building at its closest point to Sagamore Road. The back of the corner of the building will be located in an area that is now a ledge knob.

It was noted by Member Finn that the front of the commercial building is quite a bit further back from the road than originally intended.

**Mike Garrepy, Garrepy Consulting,** commented that this was done in order to get the front parking and drive isle to fit.

Chair Losik asked about the depth of ledge.

Mr. Garrepy explained that the ledge probes have not been done, but will be scheduled soon.

Member Carter asked about the cutting of trees.

Mr. Coronati explained that more trees can be kept at the back of the property. In the area where the group was standing, it would be more difficult because of the placement of the commercial building and the driveway going through to the rear of the property.

Referring to Sheet C-2 of the plans, Chair Losik pointed out that the trees make a pie shape. The trees will run in a triangle pattern that goes towards the back of the property.

Mr. Garrepy pointed out the trees that will be taken out for the commercial part of the property. He also pointed out the larger Oaks towards the back of the property that should be able to remain.

Mr. Coronati noted that the landscape plan has to be coordinated a bit more with Jeff Highland, Ironwood Landscaping. The plan from Mr. Highland shows the property being cleared back further with it being augmented with new plants.

The group walked towards the back of the property to the stake marking the corner of the southern most residence. Along the walk, it was noted by Mr. Coronati that there is not much of a difference in elevation from Sagamore Road to the back of the property, as the lot is pretty flat. The residential portion of the property is a bit higher than the commercial piece; however, the intent is to work with the lay of the land. Mr. Coronati agreed to have Mr. Highland show the retained, large, deciduous trees on the landscape plan, as requested by Chair Losik.

Mr. Coronati pointed out the proposed located for the front corner of Unit 6. The depth of the house is 46'. The setback requirement to the rear property line is 30' and the house basically sits on that line. Mr. Coronati pointed out the location of the corners of the house and the green space.

Referring to the areas where there is shallow bedrock, Attorney Maher asked if there is any intent to construct over it or if there will be a need to blast.

Mr. Garrepy explained there is an intent to build over it and there may be a need to blast, if hammering is not an option.

Member MacLeod asked the top of foundation elevation relative to the grade where the group was standing (at the southernmost residence).

It was noted by Mr. Coronati that the finished floor elevation of Unit 6 is 31. In this area its roughly elevation 28, so the finished floor comes up about 3'.

Mr. Garrepy confirmed that 'Maine Drilling and Blasting' will be doing some borings throughout the parking lot and other areas to get a ledge profile. That information will probably be available for the meeting with the Planning Board in July.

The site walk continued to the corner stake of Unit 7. It was noted that each residence will have a driveway that leads to the common road that runs parallel to Sagamore Road. It was pointed out that there will be a buffer along the abutting property of mature trees and understory plantings. There is a 30' setback to the property line, so there will still be somewhat of a backyard for each unit. The units start to drop in elevation going towards the north side of the property. The residences are at elevation 31, elevation 30 and elevation 28.

Mr. Coronati pointed out the piece of the property that juts out to the rear. There are no plans to do anything with that portion of the land. Mr. Coronati walked the group to the edge of the infiltration basin to the rear of the property. He noted there is a small detention pond in that location, which is behind the residential units to pick up the runoff from the roofs of those units.

Referring to the plan, Mr. Harding asked if there's a wetland area. It was confirmed by Mr. Garrepy that the area he was referring to on the plan is a wetland flagged area. It's primarily an offset wetland and is less than 1-acre. (Wetland Scientist Jim Gove flagged the wetland area.) It was also confirmed by Mr. Garrepy that he has been in communication with the abutting property owner.

Mr. Harding asked about the infiltration pond and groundwater clearance.

Mr. Coronati explained there will be some infiltration from the pond, but there will be an outlet also. There will be a pipe connecting the pond into the porous pavement and the whole drainage system.

Mr. Harding asked if there has been any thought to changing it to a raingarden or detention basin.

Mr. Coronati confirmed that he can look at that idea.

The site walk continued on to the proposed location for Unit 8. The group then walked to the edge of the pavement, looking straight towards Sagamore. This area marks the start of the commercial area in the location of the patio that sits between the two commercial buildings. The group reviewed the proposed plan for fencing between the commercial and residential. The site walk continued to the back of the commercial buildings.

**Mick Khavari, Architect**, noted that there will be an alley way behind the buildings. Heading towards Sagamore Road, there will be a patio space that will step down in grade. The patio will have an open pergola and will be flanked by landscaping to create private space. It will be a shared space for various uses for the commercial units. Mr. Khavari pointed out on the plan the covered breezeway with building above, which provides a nice flow through the site and gives accessibility from both buildings. The residents to the rear of the property will not see the space, as there will be fencing and planting buffers on both sides.

The group walked to the stake marking the back right corner of Unit 2 (commercial front building). The location for another breezeway (10') and Unit 1 was pointed out. It was confirmed that the gas tanks from the old gas station are gone, along with the oil tanks. There were no chemical or environmental impact findings with the Phase 1 Environmental Study.

Mr. Harding noted that using permeable pavement is a great idea. He reminded them to make sure it works with the ledge and that the groundwater is going to get treatment, etc.

Mr. Coronati explained that there will be underdrains through the porous pavement because they can't rely on the perking through the ledge. It's felt that a lot of it will perk through because it's fractured, old ledge; however, that's not being relied upon as part of the design.

Mr. Harding commented that the other piece is treatment.

Mr. Coronati explained the treatment happens in the upper layer. The design is pavement, stone and then there's a filter course layer. Everything is treated and then filters down into stone reservoir. The underdrains will tie into the DOT catch basins.

The group walked towards the northern front corner of Unit 2. Mr. Coronati pointed out the location of the parking lot in relation to Unit 2, along with the driveway entrance. It was noted that the commercial building is a nice distance from Sagamore Road. There was some discussion about the location of the property line stakes to the north side of the property. Mr. Coronati walked the group to the property marker with the abutting Seaport Fish property.

After review of the side boundary and the nearby outcrop of ledge, the group completed their site walk of the property.

### **Adjournment**

**Motion by Bill MacLeod to adjourn at 4:55 p.m. Seconded by Rob Wright. All in favor.**

Respectfully Submitted,  
Dyana F. Ledger

