

**RYE PLANNING BOARD**  
**Site Walk**  
**85 Brackett Road**  
**Thursday, November 29, 2018**  
**3:00 p.m.**

***Planning Board Members Present: Vice-Chairman Pat Losik, Jeffrey Quinn, JM Lord, and Kim Reed, Planning & Zoning Administrator. (Chairman, Bill Epperson and Steve Carter walked the site earlier)***

***Conservation Commissioners Present: Jeff Gardner, Jaci Grote, Sally King, Suzanne McFarland and Heather.***

***Others Present: Paul Dobberstein, AMBIT Engineering and from the public Peter Crawford***

***The Rye Planning Board held a Site Walk at 85 Brackett Road at 3pm on Thursday, November 29, 2018 for the following application currently before the Board.***

- a. Minor Three Lot Subdivision by Brian Roper, Trustee of the Lee H. Roper Family Trust of 71 Irish Setter Lane, Guilford, NH for property owned and located at 85 Brackett Road, Tax Map 22, Lot 67. Property in in the Single Residence District. Case #24-2018

**I. Call Site Walk to Order**

RCC Member Jaci inquired about the wetland buffer

Mr. Dobberstein commented that none of the buffer would be affected.

Vice-Chair, Pat lead the group along Brackett Road where we talked about the wetlands in front.

Mr. Dobberstein commented that it was a natural wetland area, discussed the ditch that runs along and stated that Steve Riker the wetlands scientist from AMBIT will delineate this on the plans.

Vice-Chair, Pat asked questions about the intersection.

Mr. Dobberstein stated that Mr. Roper dug drainage ditch.

The group walks to the drainage ditch area.

RCC member, Suzanne questions the ditch.

RCC member, Jaci asks about the flags.

Vice-Chair Pat, talks about the area and points to the plans and identifies it as a thumb of wetlands in the area.

Mr. Dobberstein says it is less than 1 acre and there is a culvert under the road.

RCC member, Jaci asks about the trench.

Vice-Chair, Pat states the driveway for the lot is 10ft from the trench.

The group looks at the lots while looking at the plans as they walk along Brackett Road and Mr. Dobberstein identifies the corners of lots 2 and 3 and states how it goes back and angle.

Vice-Chair, Pat asks about fill.

Mr. Dobberstein talks about NHDOT and grading and specifications for the road and Brackett Road is a state road not a town road and under 1 acre does not qualify wetlands and the ditch is draining.

Vice-Chair, Pat asks about the conversion to the HISS maps.

Member JM, talks about the grading plans for the lots.

RCC member, Sally asks how far the poorly drained soils go out.

Vice-Chair, Pat points to the plans and the HISS identifications.

Mr. Dobberstein states they are only concerned about soil mapping.

Member JM asks about the drainage.

Mr. Dobberstein comments the drainage study not done yet, they will make it work there is an isolated wetland in the back.

RCC member, Sally asks how much under an acre.

RCC member, Jaci asks how many sq. ft. lot 3.

Mr. Dobberstein states that lot 3 is under 3 acres.

RCC member, Suzanne asks about lot 2.

Mr. Dobberstein replies 2.4 acres.

Vice-Chair, Pats asks about the 4K area for lot 3.

Mr. Dobberstein points to the disturbed soils where the test pits were dug and talks about the survey. He does state that they moved the DLA for lot 2.

Vice-Chair, Pat asks him to show on the plans where the DLA is now.

Mr. Dobberstein states that there were 4 test pits for each lot.

Peter Crawford asks about the building code and the ledge requirements.

Mr. Dobberstein explains there are 2 standards and states that there are NO DLA's within 75ft of ledge.

Discussion on the septic system requirements and meeting building code requirements.

RCC member Sally asks how they can determine drainage if they do not know the fill.

Mr. Dobberstein states that during the building permit process the homeowners will know better but right now Mr. Roper is dividing the lots for sale and currently they are doing a schematic.

RCC Member Sally asks if there is drainage into the wetlands.

Mr. Dobberstein replies that is where it currently drains.

RCC Member Sally asks about rain gardens.

Mr. Dobberstein states that is difficult now they are subdividing and currently no drainage study.

Vice-Chair, Pat states the Planning Board condition to do a drainage study.

Mr. Dobberstein states they are doing a schematic.

Vice-Chair Pat says she cannot speak for other planning board members but she wants a drainage study.

Member JM agrees.

Mr. Dobberstein says that the building inspector requires them when the builder applies for the building permit. They are not building the houses, they are just dividing the land.

Vice-Chair Pat says it could be done similar to the DD Cook subdivision off South Rd.

Member JM states that they want to see general envelopes where the houses will go on the lots, it does not have to be exact just that the lots can hold a house, septic, 4 K and where the drainage will go.

Mr. Dobberstein states he understands but states they are not building a road, each of these lots have frontage on Brackett Rd.

Vice-Chair Pat wants to see the flow and a drainage study would show them the adjacent flow and wants to see what the study would say.

The group walks to the Northeast corner, wetlands.

RCC Member Sally points and says that looks like a vernal pool.

Mr. Dobberstein states vernal pools are usually wet in the spring and dry up and they did not find any egg masses. Steve Riker will do a write up how vernal pools are classified.

The group walks up the long driveway and look for the ledge.

Discussion of behind lot 2 where test pits 10 and 9 were dug and Vice-Chair, Pat is worried about ledge adjacent to the flow.

Mr. Dobberstein states they moved the 4K area due to the ledge outcropping.

Mr. Dobberstein states they will be asking for a continuance to the January meeting so they may attend the Conservation Commission meeting and make changes to the plans.

The group walks behind the existing house and look at the large ledge outcropping then they walk to the property line corner of lot 1.

Mr. Dobberstein comments that the lot is approximately 26-27 acres and it is funny shaped and that there is a large wetland in the far back of the lot beyond the woods about 500-600 ft further.

RCC member Suzanne asks if lot 1 will need a new septic.

Mr. Dobberstein replies no.

The site walk concludes.