

**TOWN OF RYE – PLANNING BOARD
MEETING**

**Monday, April 3, 2023 at 1:00 pm
Site Walk at 10 Forrest Green, Rye NH 03870**

***Members Present:* Pat Losik, Chair; Bill MacLeod, Bill Epperson, and Kevin Brandon**

***Also Present on behalf of the Town:* Planning/Zoning Administrator Kim Reed along with Kara Campbell, Land Use Assistant and Karen Oliver from RCC (arrived 1:15pm)**

***Present for Applicant:* Paige Libby, Jones & Beach Engineer and Edward and Ann Patenaude.**

I. Call to Order

Chair Losik called the meeting to order for Minor Subdivision Application for Edward G. Patenaude, Sr. Revocable Trust for property owned and located at 10 Forest Green, Tax Map 18, Lot 45-9 to subdivide the lot into two single-family residential lots with waivers to 202-3.4.D(2) & 202-3.4.D(4) requiring a topographical and stormwater management plans. The property is in the Single Residence District. Case #04-2023

Chair Losik turns over to Paige Libbey in regards to questions the Board had regards to wetlands and her information that she sent letter and letter from wetland scientist, Brendon Waldon from Gove and a map. Asks for an overview and get into wetland and non-wetland. There are Zoning and LDR minimums.

Paige Sheet C-2 depicts the driveway. The transformer is close to lot line. Only flagged to wetlands big lot goes in beyond, big lot. The 4K reserve is staked out and talked about grouping of trees only clearing of trees. Clearing will be backyard. The 100 ft buffer runs along tree line. No buffer disturbance. Everything disturbed outside buffer.

Chair Losik asked about water lines.

Paige explains service runs through lawn there will be an easement.

Mr. Patenaude explains waterline ended and been in Rye 25 years, wants to stay here.

Paige setbacks to wetlands, enough separation.

Mr. MacLeod measures and agrees there is enough room.

Mr. Patenaude explains that the electric line cut in transformer, dug trench picked up electric. Only telephone and cable across.

Paige explains try to keep the 25ft separation on the water lines and explains the 4K which is staked out.

The Board looks at 4K staked septic reserve area.

(Karen Oliver from RCC arrived)

Mr. Epperson talks about the septic and if needed to be raised.

Paige agrees that it will be raised. The actual septic will move closer to existing house at 10 Forrest Green versus the abutters.

Mr. Patenaude stated they want a walk out basement.

Paige said the septic will go in front of the house.

The Board walks to where the test pits were dug.

Member Losik wants to show when the wetland scientist talks about 180 ft from edge Letter March 31, 2023 from Paige Libbey limit of poorly drained is minimum 180ft from back property line.

The board looks at the tree line which is the edge of the wetland and where 100' from the edge would be. Giving additional 80' to edge of property.

Member Losik, Report March 30, 2023 from wetland scientist, reads the report and the question in regards to his color map and the 180' in some cases more from front property line to edge of wetland, 180 x 200 non-hydric.

Mr. MacLeod with his scale distance 270 x 200 which is more than 50K of upland.

Chair Losik LDR talks about meeting outside the wetland district.

Mr. MacLeod asked if they could use the upland outback for the 44K reserve.

The Board looks at the plans and Paige points out another upland area in the back of the lot.

Mr. Brandon asks sq feet of upland in the back.

Paige said another 50,000.

Mr. MacLeod wants to see the soil probe locations on the plans.

Paige stated he does not mark them. He does not keep track of each auger and she will check with him.

Ms. Reed mentions the waivers.

Member Losik asked Paige to look through LDR 6-11 to ask for waivers they do apply in terms 6.7 (septic) and 6.8 (44K non wetland conservation district) other areas to look at. LDR's irrigation is in there, landscape, topo, stormwater. Do not know how the Board will address standards in LDR and you do not know what you are going to do yet. We want to make sure achieving standards for this property. She would like Paige to look at 6-11.

Mr. MacLeod can see their point don't want to do stormwater and irrigation since they do not know what they are building yet.

Chair Losik way to do it through conditions.

Mr. MacLeod prior to building permit.

Mr. Brandon absent building plans too soon.

Chair Losik in concept, information has to come from Paige and applicant.

Mr. Patenaude has a plan in mind but do not want to be locked into it yet but know we do not want to disturb the wetlands.

Discussion on the checklist and procedure for applicants to know and the issues that might arise and where the LDR was to what it is now.

Next steps Paige will check those resources.

Motion to Adjourn by Bill Epperson, Seconded by Kevin Brandon. All in favor.

Respectfully submitted,

Kimberly Reed, CFM
Planning & Zoning Administrator