

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

**Tuesday, June 25, 2019  
6:00 p.m. – 1244 Washington Road**

*Selectmen Present: Chair Pat Losik, Steve Carter, Tim Durkin, Katy Sherman, Jim Finn and Selectmen's Rep Bill Epperson*

*Others Present: Attorney Michael Donovan, and Planning/Zoning Administrator Kim Reed,*

*Also Present: Applicant Joe Falzone and Engineer Christian Smith, Beals Assoc. (for the applicant), Colton Gove, Gove Group Real Estate (for the applicant), and several residents from Rye.*

**I. Site Walk for the following applications:**

- a. Major Subdivision and Condominium Development Plan** by Harbor Street Limited Partnership for property located at 1244 Washington Road, Tax Map 10, Lot 82 for a 20-unit residential town houses which will comprise of 5 4-unit buildings. **Property is in the Commercial District, Multi-Family Dwelling District, Aquifer and Wellhead Protection District and Rye Landfill Groundwater Management (RL-GMZ) District. Case #06a-2019.**
- b. Special Use Permits** for the Multi-Family dwellings, per Section 307.3 and Section 402 and for the Aquifer Wellhead Protection District by Harbor Street Limited Partnership for property located at 1244 Washington Road, Tax Map 10, Lot 82 for a 20-unit residential town houses which will comprise of 5 4-unit buildings. **Property is in the Commercial District, Multi-Family Dwelling District, Aquifer and Wellhead Protection District and Rye Landfill Groundwater Management (RL-GMZ) District. Case #06b-2019.**

Chair Losik called the site walk to order at 6:15 p.m.

Planning Board Alternate Katy Sherman was seated for Jeffrey Quinn.

Chair Losik noted that Christian Smith has passed out a new design layout. She opened the site walk to Mr. Smith.

**Christian Smith, Beals & Associates**, stated that they have taken the comments from the Planning Board into account. The single change would be the single road in that will be lined up with the driveway across the street. The buildings are going to be slightly smaller. Mr. Falzone is looking at a different architectural layout. There will be two buildings that will have gable ends facing Washington Road. There will be design features, such as small porches or dormers, which will give it the feeling of being the front of the building.

Chair Losik asked the square footage of the units.

**Joe Falzone, applicant**, replied they will be 1600sf to 1900sf. The design of the buildings can be seen at 293 Peverly Hill Road in Portsmouth.

Member Tim Durkin asked if renderings of the buildings will be provided.

Mr. Falzone confirmed.

Referring to the new plan submitted, Chair Losik commented that the buildings look to be a little offset so they are not one “wall” across the front.

Mr. Smith confirmed. He noted that they also tried to keep the front building further away from the neighboring home. The closest point is about 30ft from the property line. He noted that there are stakes for the proposed entrance to the property and for the corner of the building.

Member Tim Durkin asked if the grade will change much.

Mr. Smith replied not really.

Attorney Donovan asked how far the buildings will be set back from Lafayette Road. He also asked which way the balconies will be facing.

Mr. Falzone noted the balconies will be facing in towards the road (Washington Road).

In regards to the setback from Lafayette Road, Mr. Smith stated the southerly building is 65ft from the road and the next building is 80ft. The buildings continue to pull away from the right-of-way. The third building is approximately 140ft from the right-of-way.

The group continued the site walk. Mr. Smith pointed out the location of monitoring well 10 and noted they are well away from that. The group continued on to the location of the proposed driveway. Mr. Smith pointed out that the pavement flairs and the driveways are lined up (with the driveway across the street), as requested by Attorney Donovan. The driveway is located at Station 100. The driveway width is 20ft.

Selectman Bill Epperson commented that the road is relatively flat.

Mr. Smith agreed.

Chair Losik asked about the drainage.

Mr. Smith explained that all the roofs are going to have stone trenches around them to collect drainage from the eaves. There will be stone infills along the shoulders of the road with a gutter slope to take everything to a pipe under the road back into the pond.

Member Tim Durkin asked the length of the buildings.

Mr. Falzone replied 88ft.

Referring to the vegetation on the boundary line, Attorney Donovan asked how much of it is on the development property versus the Sherwin property.

Mr. Smith noted the “lion’s share” is on the Falzone property. Most of the trunks of the trees fall on this side of the Sherwins’ fence.

The group continued to walk to the location of the proposed building that would be closest to the boundary. They also reviewed the approximate location of the other buildings, from where they were standing, and the location of the detention pond, which is 25ft to the slope into the pond.

Chair Losik reviewed the location of the proposed septic on the plan.

Selectman Epperson asked how the sewer would come in if the property was able to hook up to public sewer.

Mr. Smith pointed out the direction the sewer line would come in.

Chair Losik asked if the availability of public sewer could possibly change the building density.

Mr. Smith explained that the proposed plan works with the septic, as proposed. The only thing it might do is change the allowed bedrooms inside.

Chair Losik asked if they are contemplating more buildings.

Mr. Falzone replied no.

Mr. Smith explained that this is the build-out because of the zoning and the size of the property. The property can only facilitate 22 units so another building could not be built.

The group continued the site walk to review the location of the buildings some more and it was noted that it is about 45ft between building 1 and 2, at its closest point. Building 1 will run parallel to the property line and B2 will be angled slightly.

Referring to the area of the property near the boundary line, Planning Administrator Kim Reed asked if there is going to be plantings or trees as a buffer.

Mr. Smith confirmed. He commented that they will be working with the neighbor in regards to what she would like to see there.

Chair Losik asked if the Board will see a landscape plan at the meeting on July 9<sup>th</sup>.

Mr. Smith stated they can probably have a landscape plan. The only thing that may not be complete is the final revised drainage with Sebago review.

Alternate Jim Finn asked if they will have the renderings showing the outline of the gables (facing Washington Road) and how they will look.

Mr. Smith confirmed.

**Alan Gould, 1210 Washington Road**, stated that right on the other side of the stone wall is where his and Matt Hebert's properties come together. They would appreciate being consulted on a buffer for this end also.

Mr. Falzone agreed.

The group continued to walk to the location of the end of the hammerhead and turnout.

Mr. Gould asked the distance from the boundary to the hammerhead.

Attorney Donovan commented it looks to be about 30ft at its narrowest point.

Mr. Smith noted that the upper end is 25ft. He also noted that this is a turnout for a fire truck.

Mr. Gould asked if the Fire Chief has seen this reiteration.

Mr. Smith replied no. It will be reviewed with him but he assumes the chief will be happy with the turnaround.

Mr. Gould commented that he thinks the Fire Chief is going to like this plan better.

Attorney Donovan pointed out that it meets the driveway regulations for a turnaround.

The group walked to the location of the test pits. Mr. Smith noted that test pit 1 is approximately 20ft down slope to the back corner of building 5.

There was some discussion about moving the existing cedar trees to another location on the property.

Planning Administrator Reed asked what would happen if the cedars are replanted and do not survive.

Mr. Smith replied that they would plant nursery stock. He noted that they have had good success in moving mature trees in the past. He suggested that they can put a note on the plan that if the trees do not survive a year, they will replant with nursery stock.

Chair Losik requested at least 8ft to 10ft trees.

Selectman Epperson asked about lighting.

Mr. Smith stated there is no proposed lighting besides what is required by building code for entrances.

Mr. Falzone commented that the buildings are going to act as a block to the sound from Route 1.

Chair Losik commented that it feels like a nicer design.

**Mike Oakes, 1201 Washington Road**, commented that it would have been nice to have all the corners marked out to have a better view of what the property will look like.

Chair Losik asked if the Board could request that to be done.

Planning Board Reed replied once the layout is firm it could be done so the public could come out to look.

Mr. Smith agreed.

The group walked to monitoring well SH-1. Mr. Smith noted that straight into the property about 60ft will be the corner of building 4. Looking at an angle that runs parallel to the property, 75ft in the opposite corner, would be corner of building 5.

Chair Losik asked the closest corner to Route 1.

Mr. Smith replied 65ft.

Planning Administrator Reed asked if all utilities will be underground.

Mr. Smith confirmed.

The group walked towards Washington Road. It was noted that the closet building (B4) to Washington Road is 35ft. There will also be landscape plans prepared to show how that corner will look. The applicant will also be working with the school with regards to a bus stop location and a covered shelter for children.

**Lisa Oakes, 1201 Washington Road**, asked the height of the buildings.

Mr. Falzone replied they will not be higher than 35ft from existing grade.

Mrs. Oakes stated that she would like to see what is going to be done for plantings. She commented that she has seen properties be clear cut in the past, even when there were specific restrictions.

Selectman Epperson stated that will not happen.

Chair Losik noted that there will be very specific landscape plans. There will also be a schedule of the planting conditions and maintenance.

### **Adjournment**

**Bill Epperson made a motion to adjourn at 6:55 p.m. Seconded by Steve Carter. All in favor.**

- **The application will be before the Planning Board on Tuesday, July 9<sup>th</sup>, 6:00 p.m., Rye Public Library.**

*\*All corresponding documents, files and plans may be viewed at the Building Department, Rye Town Hall.*

Respectfully Submitted,  
Dyana F. Ledger