

**TOWN OF RYE – PLANNING BOARD
TECHNICAL REVIEW COMMITTEE**

Friday, March 19, 2021 - 3:00 p.m.
Site Walk – Lot 5 Stoneleigh Subdivision

Members Present: Chair JM Lord, Patricia Losik and Jim Finn

Also Present: Developer Joseph Falzone, Christian Smith from Beals & Associates, Danna Truslow from Truslow Resource Consulting, and Planning/Zoning Administrator Kim Reed

- **Site Walk – Lot 5 of the Stoneleigh Subdivision on Autumn Lane** to review the revised proposed Lot 5 Building Plan submitted by Beals & Associates in regard to the overcut area of the lot as well as relocation of the septic system outside the approved leach field area.

Note: *The overcut areas being reviewed were noted as a concern in the letter dated March 14th from Steve Harding, Sebago Technics.*

TRC Chair Lord called the site walk to order at 3:00 p.m. at the front of Lot 5 on Autumn Lane at the Stoneleigh Subdivision.

The group started the site walk by reviewing the location of the ledge probes on the plan that was provided by Beals and Associates. It was noted that ledge probes were located under the road. It was also noted that the new location of the septic system is to the front of the lot, just beyond the setback.

Chair Losik asked if the data from the ledge probes were considered in relocating the septic system.

Christian Smith, Beals & Associates, confirmed. He pointed out on the plan the 75' ledge setback.

Chair Lord commented there is about 10' of fill now. He asked if they will retest.

Mr. Smith explained that DES is going to want the system designed to original grade. He continued that in the leach field area, the fill that is unsuitable will have to be taken out and replaced with septic sand.

Danna Truslow, Truslow Resource Consulting, stated that she looked at the old plans. The distance that was evaluated based on the original leachfield location, in terms of proximity to wetlands, does not change a lot. She does not imagine that concentration would change; however, there is a concern if the character of the soil changes.

Mr. Smith reiterated that everything under the leachfield is going to have to be excavated and replaced with septic system sand.

Chair Lord asked if it is correct that the new location for the septic is further away from the wetlands.

Mr. Smith confirmed.

The group reviewed the original location of the septic on the plans. It was noted that the new location is much further away from the conservation resource. The TRC Members did not have any issues with the relocation of the septic.

The site walk continued onto Lot 5 and the edge of the property near the Town's right-of-way, between Lots 5 and 6, to review the overcut area.

Chair Lord asked the group if they want to treat this area the same as between Lots 8 and 9, and Lots 7 and 8. He pointed out the overcut area. He asked if they want to put a small buffer in this area.

The group walked further into Lot 5. Chair Lord pointed out that the green markers signify the edge of the wetland. There is an overcut area on the other side. He also pointed out that the overcutting was kept on the Lot 5 side of the right-of-way.

Member Finn commented that it is not a big stretch.

Chair Lord stated it does not look like Severino cut beyond the wetland markers.

Mr. Smith confirmed.

Referring to the cut material, Ms. Truslow asked if it would be regraded.

Mr. Smith explained that once the lot grading is finished, they will spread the material and loam.

It was agreed the spreading of the material should be towards the south (away from the wetland). It was also agreed that replanting in that particular area was not needed.

Walking further on Lot 5, Mr. Smith explained that the lot is now designed for a walkout basement. He pointed to rock and soil material stockpiled near the front of the lot. He further explained that the lion's share of that material will either be removed or spread to make the yard grading look like it does on the plan. He commented that this was just a stockpile area for the road construction.

The site walk continued to the location for the proposed home on Lot 5. The location for the foundation drain was reviewed by the group. Mr. Smith confirmed there will be an area of rip rap where the foundation drain comes out, which is shown on the plan.

Chair Lord pointed out another area that is considered to be an overcut area (beyond the green markers). He noted that it was probably done during the logging.

Mr. Smith noted the moss on the stumps. He commented that it was clearly done when the hardwood was harvested in this area.

The group continued the site walk moving through Lot 5 towards Lot 4. The group stopped on Lot 4 and reviewed an area of concern for overcut.

Chair Lord pointed out the access road. He commented that he does not think it can be replanted.

Chair Losik agreed.

Mr. Smith pointed out the location of the property lines between Lots 4 and 5. The group reviewed the location on the plan. They also reviewed the location of the 75' no disturb buffer.

Ms. Truslow stated that her understanding is that tree cutting has to be permitted beyond the wetland boundary. She pointed to a tree that was taken down due to natural forces. She commented that since the tree is already down, as long as the stump is left, they can cut the remainder of the tree.

At the end of the site walk, the TRC Members agreed that the relocation of the septic is not an issue. The septic will be outside the 75' ledge setback and further away from the wetlands. Also, the bottom of the system will be elevated because of the fill on the lot.

Mr. Smith stated that Steve Harding asked if the proposed conditions drainage notes should be removed from the plans. He asked the TRC Members their thoughts.

The TRC Members agreed that the notes should stay on the approved plan.

Adjournment

Motion by Patricia Losik to adjourn at 3:25 p.m. Seconded by Jim Finn.

Roll Call: Patricia Losik – Yes; Jim Finn – Yes; JM Lord – Yes

Respectfully submitted, Dyana F. Ledger