



TOWN OF RYE SEWER COMMISSION

Mailing: 10 Central Road, Rye, NH 03870

Physical: 830 Central Road, Rye Beach, NH 03870

(603) 964-6815, Fax (603) 964-1516

SEWER COMMISSION MEETING MINUTES

Tuesday, May 9, 2017, 8:00 A.M.

Rye Beach Village District Building

830 Central Road, Rye Beach, NH

In attendance: David Kohlhase, Chairman, Peter Kasnet, Vice Chairman; David Adams, Commissioner; and Lee Arthur, Administrator.

Guest: Randy Crapo, Jenness Beach Commissioner and Frank Drake, Rye Beach Commissioner

1. Call to Order and Pledge of Allegiance

The Rye Sewer Commission Meeting was called to order at 8:15 a.m.

2. Roll Call

3. Announcements

There were no announcements.

4. O&M Report, May 9, 2017

The flow summary for Church Road Station in April was 6,240,300 gallons and the rainfall amount was 6.17 inches. The pump data graphs for Church Road Pump Station, Jenness Beach Pump Station and Abeniqui Pump Station for April were reviewed. It was noted that the annual flushing of the sewer mains would occur late May or early June.

Motion was made by Peter Kasnet to accept the Operations and Maintenance Report as presented. Seconded by David Adams. Motion carried.

5. Approval of Minutes

The Sewer Commissioners reviewed the meeting minutes of April 11, 2017.

Motion was made by Peter Kasnet to accept the Sewer Commission Meeting Minutes of April 11, 2017 as presented. Seconded by David Adams. Motion carried.

6. Signing of Bills and Correspondence

Sewer Department Financial Reports

The Financial Reports were not available. The Treasurer's Report dated April 17, 2017 had the sewer fund balance at \$563,741.21 and the April 30, 2017 money market account had a balance of \$470,091.72.

Other

The Warrant for the Collection of Sewer Operations and Maintenance Cost for Adams Mobile Home Park was included in the meeting packet. The amount to be collected was \$3,251.61.

Correspondence from Michael Donovan indicated that in his opinion the Rye Sewer Commission is not required to mark utilities because it is exempt from the statutory definition of "public utility".

7. Old Business

17 Foss Circle

Included in the meeting packet were the daily field reports from Wright-Pierce regarding the installation of the sewer service to 17 Foss Circle. It was noted that the test results have not been received.

Sewer Ordinance Amendment Request: Sewer Service Connection Eligibility

E-mail correspondence from Debra Crapo requested that this item be placed on the agenda. It was noted that Mrs. Crapo attend the December 2016 Sewer Commission Meeting.

Randy Crapo indicated that he has been around since the conception of sewer and it is known as “the precinct emergency sewer system”. He noted that the Town agreed with the State of New Hampshire to construct a sewer system and as a result residents were forced to connect. There were issues with wastewater entering the ocean and it was to be resolved or the Town would be fined on a daily basis. Therefore, five hundred or so residents had to abandon their septic systems and connect to sewer.

He pointed out that at the time there were discussions about not allowing non-buildable lots to connect and he would like to have that intent written into the sewer ordinance. Because assessment changes have been made to lots that were non-buildable and now they are possibly buildable. The approval process for building on these lots does not require the ability to install a septic system. He mentioned that they spoke with the Town of Hampton and it was noted that Rye accounts for 2% of Hampton’s flow and that Hampton is anticipating growth. The forefathers of Rye envisioned no skyscrapers or huge condos. That is why sewer was not installed sooner when it would have cost less.

David Kohlhasse asked Randy Crapo why he is saying the lots are not buildable. Is it because they do not meet the requirements for a buildable lot or setbacks? Randy Crapo said yes. David Kohlhasse pointed out that it should not matter if sewer is accessible or not, in that there are ordinances that are in place to address the size of a lot, setbacks etc. Peter Kasnet pointed out that access to sewer should not make a lot buildable.

Frank Drake indicated that one issue is what defines a buildable lot. David Adams noted that it is not the role of the Sewer Commission to determine if a lot is buildable. The zoning requirements were discussed and to build it is one acre and one hundred and fifty feet of frontage. Frank Drake pointed out that most of the lots in the Jenness Beach District don’t meet the requirements. The ordinance does indicate that no lot less than seven thousand square feet can be built on regardless of the condition of the land. However, a variance can be applied for almost anything else in the ordinance. He noted that the Sewer Commission could consider putting in the Sewer Ordinance that no lot less than seven thousand square feet can connect to sewer, although it would be redundant.

It was discussed that the lot next to Randy Crapo was one of the lots that was changed from non-buildable to possibly buildable. It is 1.23 acres of which a significant portion is wetlands and has only 80 feet of frontage. They are looking at building two homes but have been denied so far. Peter Kasnet asked if the lot was previously deemed unbuildable why it is not still unbuildable. Randy Crapo indicated that the property card was changed and the taxes went up. It was discussed it is more of a legal issue with the Town and questioned why the change was not reversed. The Sewer Commission has no jurisdiction over lot use.

Randy Crapo suggested installing public bathrooms at the Jenness Beach Pump Station. Frank Drake noted that the easement originally established for a treatment facility was just going to be for Sea and South Road (to address the wastewater going into the ocean), and then the State of New Hampshire

mandated that more properties connect because many of the septic systems in Jenness Beach were in the water table. A small treatment facility was discussed.

Map 5.2, Lot 156 Richards Road was discussed because it was on the agenda and was one of those lots that was changed from non-buildable to possibly buildable and is currently for sale. It was discussed that properties can't automatically connect to sewer there is a process.

8. New Business

Map 5.2, Lot 156 on Richards Road

Lee Arthur indicated that there was inquires from an individual interested in purchasing the property and it was suggested they attend the meeting. No one was in attendance.

19 Elwyn Road

Lee Arthur noted that she was contacted by the owner of 19 Elwyn Road, who told her that the Building Inspector told him that he should be able to connect to the sewer service. Correspondence from Michael Donovan indicated that 19 Elwyn Road cannot connect to the Portsmouth sewer service without approval of the Sewer Commission; a town meeting vote; and amendment of the Inter-Municipal Agreement.

The next meeting of the Sewer Commission will be held on Tuesday, June 13, 2017 at 8:00 a.m., Rye Beach Village District Building, 830 Central Road, Rye Beach, NH.

9. Adjournment

Motion was made by David Adams to adjourn at 9:21 a.m. Seconded by Peter Kasnet. Motion carried.

**These are draft minutes please refer to the minutes of the next meeting for approvals/corrections.*