

Rye Conservation Commission
June 2018 Meeting
Rye Civic League Notes

1. Initial proposal to swap 220,000 of marsh and uplands in the Parsons Creek area for a 27,000 square foot “buildable” lot owned by the town off of Appledore Ave along with other lot line adjustments with abutters.
2. Goss property on Harbor Road. Engineers discussed less grading impact to the wetland buffer, septic design, and a narrower road. Discussion of how buffer should be managed and controlled.
3. Discussion of Dog Committee deliberations and discussion that certain conservation properties might become dog free with alternating days and/or dog free designated trails in the town forest.

Official Agenda [Click Here](#)

Official Minutes [Click Here](#)

Town Hall Streaming of Meeting: [Click Here](#)

260 Pioneer Road, Tax Map 24, Lot 110 Owner: Michael Simchik MSC/TF Moran – Corey Colwell **Generator & cutting in Wetlands buffer**

Town GIS Map Location and Property Details: [Click on lot Number](#)

The owner would like to place a generator in the wetlands buffer. There was also discussion of a notice of violation at the property for cutting in the wetlands buffer which ordered that wetlands be delineated, trees cut determined, and variances for generator applied for. Town Counsel determined that as “best management practices” were used for the cutting no tree cutting variance was required but generator variance was.

A site walk was scheduled.

31 Parsons Road, Tax Map 20.2, Lot 47 Owner: Susan and Kevin Duplisea Ross Engineering – Alex Ross **New Garage, enlarge home, add patio**

Town GIS Map Location and Property Details: [Click on lot Number](#)

A postal truck knocked the recently built garage off its foundation. The owners would like to enlarge the new garage with a less intrusive on slab construction. Previous 12’ x 25’ garage had a lower walkout., new garage will be 30’ x 26”. A storm water management system is proposed to infiltrate water from the downspouts. Native plantings were recommended along the edge of the rear lawn when previous garage was built. It does not appear the commission’s 2015 recommendations were fully completed.

A site walk was scheduled.

Appledore Ave, Spiewak land swap proposal Attorney Peter Loughlin – Lot 194.062.000 and other lots.

Town GIS Map Location and Property Details: [Click on lot number](#)

Initial discussion of a proposal where Spiewak would convey 222,000 sq feet of marsh and upland to the town, the town would convey a 27,000 square foot lot to Spiewak with Spiewak

and another abutter also swapping land. The idea is to preserve the 220,000 area of marsh and uplands while creating a buildable lot on the road (although a buildable lot smaller than required by Town ordinances) where the home would be accessed via a driveway through the buffer. The Commission took the proposal under advisement.

**Ocean Blvd, Tax Map 008, Lot 58 and 59, Joseph W. Goss Michael Garrepy – Tuck Realty Corp
5 lot land development**

Town GIS Map Location and Property Details: [Click on lot Number](#)

Town Hall Streaming discussion (begins at 45:30 elapsed) [Click Here](#)

Continued discussion of this development across from the Goss Farm near Rye Harbor. All development is claimed to be outside the wetlands buffers.

There is a peer review of the wetlands work underway. Concerns had been expressed about the grading impact and new plans are being prepared with less impact to better transition with the slope as well as individual lot septic plans for systems which will use pre-treatment. The developer is also hoping to reduce the width of the street to 18 feet. A member said he would like to see a large native plantings buffer along the edge of the salt marsh. There is concern that lawns will expand towards the marsh and be nitrogen fertilized. The developer would like to discuss plan notes (restrictions) as well as ideas to help protect the wetlands. The plans will show no nitrogen fertilizers and the developer discussed that the town might be better stewards of the buffer areas than the homeowners' association. There was discussion of potential conserved land beyond just the wetlands and their buffers. (Editor's note: some recent developments have seen encroachments into defined wetland buffer areas which the homeowners' associations are supposed to respect and control).

A site walk was scheduled.

800/820 Ocean Blvd – The Breakers Condos (added to agenda)

Town GIS Map Location and Property Details: [Click on lot Number](#)

An issue has arisen as units 1 and 2 have been raised to FEMA standards and that steps are now within the protected shoreland area and an area that is now decked over should be open.

A site walk was scheduled.

660 Central Road (added to agenda) Map 005 Lot 022 and 0 Red Mill Lane Map 005-030-000

Town GIS Map Location and Property Details: [Click on lot Number](#)

Frank Drake requested the Commission take a look at activities in the wetland buffer.

In the case of 660 Central Road some rocks have been removed in the buffer to Eel Pond to aid in weed wacking. In the case of O Red Mill Lane two feet of fill was placed in the buffer. The property owner at 660 Central Road has invited the commission to visit.

A site walk was scheduled.

Dog Committee update

The committee's recent focus has been around the beach but will be moving towards the conservation lands discussion

The committee may be voting soon on a definition of "dogs under control".

There was discussion of potentially make one or more conservation properties dog free, having certain days dog free in the forest, and making certain trails dog free.

Hunternvale Ave dumping

Acting Chair McFarland read a letter from Bob Wylde regarding the dumping that is occurring on conservation land on Hunternvale Ave. It was discussed that if the property was more park like with a maintained path and bench less dumping might occur.

ZBA Notices of Decision

The commission is now receiving the ZBA agenda with notes from their meetings followed by the Notices of Decisions.

VIII. NON-PUBLIC SESSION (1) per RSA 91-A:3, II (d) Acquisition

At 8:58 p.m., Jaci Grote made a motion to go into Non-Public Session per RSA 91-A:3, II (d) Acquisition.