

Dec. 10 Meeting Draft Official Minutes [CLICK HERE](#)

Meeting video streaming [CLICK HERE](#)

Nov. 17 Site Walk Minutes 2420 Ocean Blvd, 2425 Ocean Blvd [CLICK HERE](#)

Highlights:

63 Old Beach Road New FEMA flood maps now in effect means raising new structures in flood zones, sometimes dramatically.

2420 Ocean Boulevard. Approx. 259 feet of privacy fencing, a shed and a lawn proposed for the property between Sawyer's Beach and Beach Club

RCL Notes

Conservation Commission December 2021

December 10th Monthly Meeting

63 Old Beach Road, Tax Map 084 Lot 134 Owner: Aloha Properties LLC, James and Stephany Tosi TF Moran Corey Colwell

Rebuild and expand a house. The property is in a wetland buffer and is also in the newly effective (Jan 2021) FEMA AO flood zone. The current building is at an elevation of 9 feet on a lot created with fill. To comply with FEMA and town regulations, the grade will have to be raised 3 feet on a narrow lot so the structure is at 15 feet at the finished floor. Using piers would have the building up 6 feet from existing grade. The engineer stated that in the future buildings in these zones will have to be raised for flood protection per FEMA.

Raising the site is proposed to be done with fill and retaining walls which would surround the property on 3 sides. The impervious area is currently about 39% and with pervious pavers for driveway and patio this will be reduced to about 33% with structures moved away from the wetland. The fill is intended to filter storm water. Currently an outdoor shower is 2' from the wetland. Construction will be within 3' of the wetland but the retaining walls will not be in the wetland.

A site walk was scheduled for Dec. 16

Sea Glass Condominiums

The Conservation Commission has been working to get the access to conserved lands (by easement) on the edge of Sea Glass closest to town center cleaned up sawdust piles and better defined for access. This area is a defined public access to the conserved land in the rear. The responsibility for the clean-up is not the CC's. A member did research and believes each condominium owner is a 1/20th owner of the 11 acres under conservation easement. The land is not owned by the original developers.

Fertilizer

Discussion about use of fertilizers in particular the first few months after new construction in the Aquifer Protection Zone and the difficulty in regulating and enforcing (difficulty to and lack of follow up) as many in town have outside landscaping services. Education pieces for property owners and landscaping companies were discussed.

November 17 Site Walk

Nov. 17 Site Walk Official Draft Minutes

2420 Ocean Blvd, 2425 Ocean Blvd [CLICK HERE](#)

Both properties are in the area immediately before the Rye Beach Club heading South across from each other.

2420 Ocean Boulevard, Tax Map 002 Lot 021, Owner: David Kanner Present: Shannon Alther; TMS Architects, David Kanner; Owner

This property is on the ocean side just before the Beach Club headed South.

Extensive privacy fencing (approximately 259' four to six feet in height) on either end of the house and facing the ocean with shorter segments facing the ocean, a 10' x 16' shed, lawn on the north side, pervious paver driveway is proposed.

There was discussion of moving the shed away from the high tide line. Native plantings instead of lawn were discussed.

2425 Ocean Boulevard, Tax Map 002 Lot 020, Owner: Melissa Raffoni

Present: Shannon Alther; TMS Architects.

The property is the next to last house before the Beach Club heading south and is on Eel Pond. It is in the new FEMA AO-1 and AE-9 flood zones. It is proposed to build an addition on the house and replace the garage with a new one on piers. It is proposed to add 8% to the lot coverage which is now 3000 square feet. A large tree would have to be removed which the CC felt is currently stabilizing the natural area around it and it was noted that extensive phragmites are present around the property.

The CC discussed they do recommend building outside the existing footprint due to the proximity to Eel Pond and the ocean. However if ZBA approves they would recommend:

1. At least 3 trees of 4-6 inch caliper to replace the tree of 18 inch caliper that would be removed, with 85% survival rate.
2. Pervious pavers to replace current asphalt in driveway.
3. Management of phragmites with licensed specialist.