

Rye's Route 1 Lafayette Road



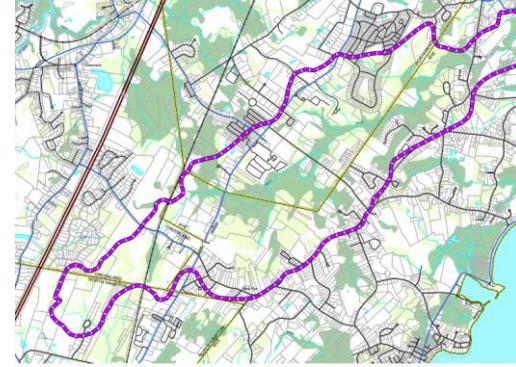
Purpose

This “living” presentation is to capture information associated with Rt. 1 developments.

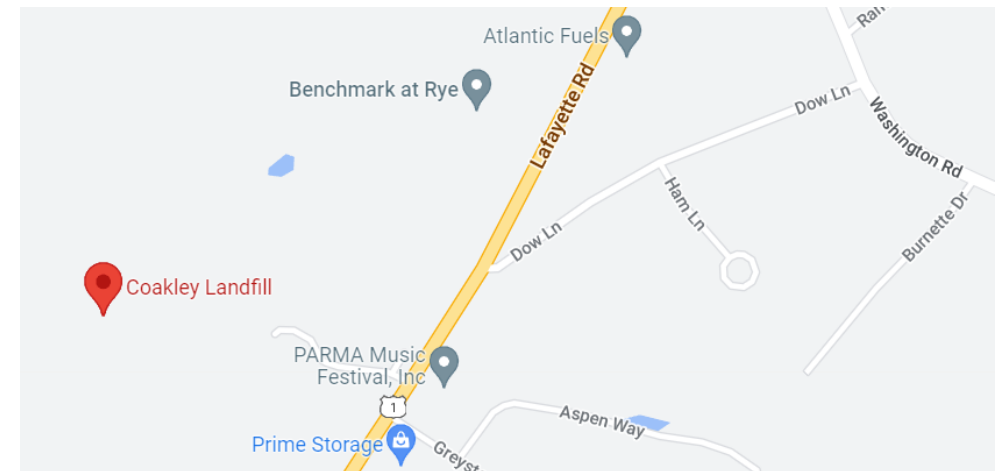
Sections:

- Overview
- Water & Sewage
- Developments
- Impacts

Berry's Brook Town Information [Click Here](#)
[Map](#)



Coakley Landfill EPA Superfund Site [Click Here](#)
Coakley Landfill Group [Click Here](#)



Overview

Sewage:

- Adam's Park has septic tanks that are pumped out.
- Portsmouth Sewer stops at
- N. Hampton/Greenland – all septic?

Water:

- Rye Water -
- Portsmouth Water
- Aquarion ?

Existing Developments:

- Xx Housing Partnership Development
- 20 units 1244 Washington Road
- ????

Approved Developments:

- 40 units Housing Partnership (2018 approval)
- 30 Units at Hector
- Benchmark Expansion
- Motel upgrades and changes

Developments in Discussion:

- 80 Units Greenland/Rye
- Rye Airfield
- N. Hampton/Greenland – all septic?
- ?

Sewage

- Get all the key facts and information
- Draw a circle and find out what the Max septic system could be?
Impact to Berry's Brook
- Information about Connecting with Portsmouth
 - <https://www.cityofportsmouth.com/publicworks/wastewater/sewer-collection-system>
 - <https://files.cityofportsmouth.com/files/ww/SEWERApplicationInstructions.pdf>
- History of what has been tried
- Different options to fund Sewer connection and current status

Water

- Estimates of General use
- Worst case for all water needs
- Fire suppression water – worst case
- Irrigation Impact
- Increase to RWD capital equipment to support water
- Sensitivity analysis to the rest of RWD during drought?
- What was approved for 30 units at Hector and Benchmark
 - https://www.town.rye.nh.us/sites/g/files/vyhlf3751/f/minutes/pb_minutes_11-30-21.pdf
 - https://www.therpc.org/application/files/2716/2939/5302/Hectors_Hydro_Study_-_TruslowRC_review_7-11-21.pdf
 - https://www.town.rye.nh.us/sites/g/files/vyhlf3751/f/minutes/pb_minutes_11-09-21.pdf
 - https://www.ryewaterdistrict.com/documents/1076/RWD_Minutes_4-06-22.pdf

Current Facilities on Rt. 1

Benchmark at Rye (Evolve) 295 Lafayette Rd

<p>Description: Assisted living for mind and memory care 55 and over 40 units</p>	<p>Septic impact Septic system for 8 - LARGE PRIVATE ROOMS 16 - SMALL PRIVATE ROOMS 16(32) - DUPLEX SHARED ROOMS</p>	<p>Variances and waivers granted</p>
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Washington Green, 1244 Washington Road

<p>Description: 20 Townhomes Condo fee = \$330/month Link to plan 4 Workforce Housing Units</p>	<p>Septic impact: Community septic 4 Leech Fields</p>	<p>Variances and waivers granted</p>
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White Birch Apartments (The Housing Partnership) 11 Airfield Drive

<p>Description: 22 Units 62 years of age and above All Affordable Housing 20% earning 50% or less of area median income (AMI), 80% earning 80% or less</p>	<p>Septic impact:</p>	<p>Variances and waivers granted</p>
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Adam's Mobile Home Park 120 Lafayette Rd (Adams Park)

<p>Description All ages 63 units Built in 1940</p>	<p>Septic impact: Sewer system administered by the Rye Sewer Commission. Rye pays Portsmouth and park pays Rye. Owner of park is obtaining an engineering plan and making improvements to the septic storage and sewer system at park. Work expected to last 60 – 90 days</p>	<p>Variances and waivers granted</p>
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Approved Developments

40 units Housing Partnership (2018 approval)

30 Units at Hector

Benchmark Expansion

30 Condos, 78 Assisted living

Site Plan

[Hydro Study](#)

Motel upgrades and changes

Add total variances, waivers and conditions to be monitored, WFH, Water and Sewage impact

Developments under Discussion

- Summary of what is being proposed
 - 80 Units Greenland/Rye
 - Rye Airfield
 - N. Hampton/Greenland
- Where it is in the process

Berry's Brook

- Focus on what development can do to this watershed?
- What has to be watched out for
- Get Mindi's presentation from Select Board meeting in May
- <https://www.facebook.com/100012632619187/videos/411205953887950/>

Coakley Landfill

- If more water from irrigation and septic systems is flowing, what is the impact to Rye