

Rye Conservation Commission October 12, 2023 Meeting

Rye Civic League Notes

Oct 12, 2023 Meeting Agenda: [CLICK HERE](#)

October Draft Minutes: Not available as of October 28, 2023

Video Streaming October Meeting: [CLICK HERE](#)

Highlights:

Wentworth by the Sea golf course 2019 application was resubmitted & re-approved by Army Corps and NH DES: a 100 foot 3" sea wall extension (708' total). Commission would still prefer a living shore line but Army and DES found more temporary impacts with that approach and golf course found fairways would become too narrow.

Abutters propose that culvert at Eel Pond proposed get electronically control flow. Rapid decline of the pond, phragmites and more has been observed.

1. 117 Washington Road, Tax Map 17, Lot 29
Owner: Michael and Padi Anderson
Wetland Scientist: Marc Jacobs
Variance: §190-3.1.H.2(a): 75' Wetland Buffer
Remove existing slab from old shed, pour new slab and new workshop

Wants to bring farm back to a working farm. Shed has collapsed. Lean to for equipment to be removed. Permit to demo and replace has expired. A site walk was scheduled

2. 60 Wentworth Road Wentworth by the Sea Country Club Tax Map 24, Lot 61-26
Owner: WBTSCC Limited Partnership
Attorney Tim Phoenix, TF Moran
Variances: §190-3.1.E.8 and H(a)(g): 100' Wetland Buffer Retaining wall

Additional 100 foot long 3 foot high retaining wall. 708 total feet of retaining wall. Continued from 2019, RCC did not recommend then, preferring a living shore line, removing phragmites, signing, and mitigation in Rye. In the meaning mitigation was not approved by DES and wall was approved by DES. Army Corps of Engineers reviewed and also approved. A variance is required to work in the buffer per Planning Department. Input is sought before ZBA hearing. Purpose of projected wall is threefold: sea level rise which has removed property from course over time. Retaining wall can be filled to prevent balls from rolling and sinking, hundreds of golf balls in the area and to limit human/golfer disturbance of marsh by preventing them from retrieving or taking shots. 6000 + square feet of permanent and temporary disturbance of buffer, and 21K square feet of previously disturbed buffer area will be impacted.

The golf course claims that with sea level rise the living shore line alternative would make the fairways overly narrow to be practical with buffer native plants also affecting golf. Living shore line would have more impact in terms of disturbances and least impact is what state and federal permits are based in part on.

Despite other approvals, Commission will stand by their original recommendations realizing there is not an option for a more marsh friendly solution and that golf quality is not their priority, the environment is.

3. Update/revision from 2021
4. 2300 Ocean Boulevard, Tax Map 5, Lot 53-1 Owner: The Kerri M. Ahn Trust
TF Moran
Rye Beach Village District

Raze/rebuild residence Update/revision from 2022 Scaled back from 2022 plan, basically now on the same old footprint and with same driveway but with home closer to the ocean and further into the buffer. Covenants for the 8 properties set when they were built as to heights, vistas and setbacks with Rye Beach zoning board requirements mirroring that are specific to the 8 properties.. No plantings on plans as of yet and will be a conditions.. The site will need to be staked out for distances into buffers and covenants including views for the planned site walk.

5. 2330 Ocean Boulevard, Tax Map 5, Lot 55-1 Owner: Lucian Szmyd
TF Moran
Rye Beach Village District

New porous paver patio and walkway, replace deck, regrade lawn, replace existing steps and retaining wall, remove some of driveway. In 100' buffer. 2200 sq feet of permanent impacts. Reduction of impervious driveway. Will drop more than 2% of impervious coverage. Rye Beach ZBA approved but did not give open space variance for more coverage so removing some driveway. Site walk was scheduled.

6. 125 Wentworth Road, Tax Map 24, Lot 34 Owner: Lone Star, LLC
TF Moran
Variance: §190-3.1.H.2(a): 100' Wetland Buffer Raze/rebuild residence. 4183 square footprint for new home, deck, garage. 6000 square foot (all floors) for residence, total 9072 square feet. New home will be 51' rom the creek. Current residence is 32' from creek. A storm water management plan has been done which shows less run off than with the much smaller older home. Many plantings post construction. Minimize tree cutting (23) with 77 new trees planted and "hundreds of new plants and perennials" 5 trees to be removed in buffers: 1 tree in 50' buffer, 4 trees in 100'foot buffer. New septic.

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