



Rye Planning Board

Rye Town Hall, 10 Central Road, Rye, NH 03870 (603) 964-9800

web: www.town.rye.nh.us

Technical Review Committee

Members Present: JM Lord, Chair; Bill MacLeod (via Zoom), Pat Losik,
Also Present: Steve Harding (via Zoom); Maddie Dilonno, RPC; Kara Campbell, Land Use Assistant; Kimberly Reed, P&Z Administrator; Kevin Walsh, Police Chief; Kevin Wunderly, Fire Deputy; Jason Ruck, DPW Director; Matt Scruton, Town Administrator; Vincent Bauer, Deputy Building Inspector. Shannon Alther, TMS and Robin Wehbe, applicant.

Chair JM Lord calls meeting to order and pledge of allegiance.

Introductions

Mr. Wehbe let Shannon update on the plans. He says raze A and B replace with residential condos make adjustments to parking lot.

Mr. Alther got all items from the last TRC curbing notes some utilities did not get all underground information. Mr. Boyd had to go to Europe for a family emergency. Coordinated bits and pieces of plans. Happy to answer any questions.

Chair Lord says thank you.

Ms. Losik says sheet 1 of 2 and thank you for updating this. Thank you deleting schedule seasonal, can you delete the note. Then certified plans instead of ants. On page 2 of 2 a couple questions. NE corner 1A and Powers in previous application before us there were revisions to that plan, that plan stripped plan N/E corner.

Mr. Alther speak to that, Henry had a question denoted parking 18' long and did not want to go into Powers. Henry did not want to strip, left it off.

Ms. Reed why DPW Director here because there were a lot of questions about Powers Ave.

Chair Lord with the seating application thought we were only going to stripe to property line anyway, just looking at that corner.

Mr. Wehbe try achieve 18' closer to building not into roadway, my mistake will stripe that corner.

Ms. Losik appreciate Henry's work bringing those lines to the building. Complete streets have not had complete discussion. Spoke aspects at January meeting. To Steve Harding, letter dated 1/13/2024 noted couple of areas,

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page 3 following discussion TRC project team revisions circulation and access issues. Back building back 2ft raised island along Ocean, Comment while changes may improve conditions, the Board need to determine if changes acceptable. Like to hear from Steve, Police and Fire. Don't see any provisions for bicycles.

Mr. Wehbe see where this lands for parking.

Ms. Losik reconfigure planting, one inverted U provide for one or two for bicycles.

Mr. Wehbe by spiral staircase and N/E corner Powers and Ocean.

Ms. Losik 7 x 3 no provision in the LDR for bicycles, we should discuss that. Mr. MacLeod questioned location of the utilities. Will the new buildings utilize the underground propane tank.

Mr. Wehbe that is the plan.

Ms. Losik discussion on stormwater management. If still makes sense, board considered waiver there appears to be an elevation change, we will get into that. Directional arrows and stripe 4". RPC raised letters requiring input for RPD and RFD what does driver and pedestrian safety look to them and Fire how does it look emergency vehicles.

Mr. MacLeod the lack of stripping has been satisfied. Not sure answer on propane, can't see someone building two need units without heating separate supply of gas, if heated don't see them using that propane tank, if heat pumps hung on back of building, architect can answer.

Mr. Alther do have heat pumps on back west side in plans, as far as underground propane use don't disturb group. Separate meters.

Mr. Wehbe said the meters are already in place.

Mr. MacLeod confirmed the heat pumps, not heated by gas.

Mr. Alther agreed to electric heat pumps.

Chair Lord said the Devil is in the details. He proposed stripping curb lines still there proposed condition, move curb to sign, asked applicant where he was with DOT.

Mr. Wehbe stated he had not heard back.

Chair Lord stated the Planning Board can decide, open question until here back from NHDOT, planning keep slope no curb. If DOT requires curb entire distance.

Ms. Losik asks to clarify the concern of the slope and stripping.

Chair Lord comments on the slope area, and asks about the walkway.

Mr. Wehbe says it will be hatch lines.

Ms. Losik says if NHDOT says no curb then we want no curb.

Discussion that if there is a gap in the curbing people will use it as an opening to walk through. Need to not let pedestrians through the parking lot. Use it as an ADA parking space.

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Chair Lod points to planters, curb details and points out 2 different elevations, grade 10.5 know impervious pavers will water go onto the neighbor's.

Mr. Alther pervious pavers will take the water.

Chair Lord says fine but this time of year when ground frozen, it will sheet flow.

Mr. Harding points out the corner of the building back Gray Ct don't see elevations to confirm.

Chair Lord says it looks like 9.5 as it comes up to grade 9.8 see another 10.6 – foundation along property come down along. Why does it have to be raised?

Mr. Alther drip end, ask to adjust the grade, he will ask Henry to tweak it.

Mr. Rucker, DPW Director says that there is a catch basin connected to the State. If high tide, rain even does not serve its purpose.

Discussion on 120 and 121 Catch basins and the wetlands and if there have been any problems.

Mr. Rucker asks if pond referring to on lots 16 and 20? That pond drains into catch basin 120.

Ms. Losik asks if catch basins 120 and 121 same size.

Mr. Rucker answers yes.

Ms. Losik reads from MR. Harding's November 14th letter, page 2 assuming Mr. Alther can make some elevation changes the activity of previous pavers will do their job. Asks Mr. Harding if he agrees.

Mr. Harding replies that when he made that comment about the pavers, that whole coastline is troublesome this will be an improvement. Should not be making it any worse. Pavers make it better. He supports the waiver requests and defers to DPW Director, Jason Rucker.

Mr. Rucker agrees with Steve Harding, Sebago Technics and supports the waiver requests, it all depends on the catch basin 121.

Ms. Losik to Mr. Rucker, that Steve's statement says it shouldn't make it any worse, do you agree.

Mr. Rucker agrees.

Ms. Losik says it reduces stormwater runoff hearing from the experts that it is not going to make it any worse, pray the catch basin works.

Ms. Losik to Mr. Bauer, about the Building Inspector's recent email, asks to speak to that.

Mr. Bauer (inaudible) something about needing a letter. I have added Mr. Marsden's email in the minutes since he was unable to attend and I was unable to hear Mr. Bauer's reply to the question.

Good day All, thank you for the updates.

Not much has changed on the plans since I received the original set.

As far as FEMA Compliance, the proposal is sound and probable, but there are too many details missing to accurately assess. These details would be clarified in the building plans during the Building Permit Application process. We would need actual stamped drawings, engineered where applicable, and design details showing the proposed build and how it would be compliant. What has been presented is mostly a narrative or quotation of code requirements. The drawing provided should detail the self-supporting sections in an expanded and greater detail. Not unlike the structural drawings for the permitting process.

The drawing provided should detail existing and proposed footings, pilings, foundation, or other code support methods. In much greater detail and elevations.

The “non-structural connection” and the details surrounding that are key. There needs to be a “detail” justifying the compliance based on this key requirement. As stated, the proposal is sound and probable, but there are too many details missing to accurately assess.

As referenced in the NFIP SI / SD Desk Reference Section 6.4.2 Lateral Additions page 6-12.

“ there will be no improvements to the original building, the addition will not be structurally connected to the original building, and only a doorway will be installed in the common wall between the addition and the original building.”

The other concern would be details on Stormwater Management.

That's what we have based on submitted information.

I hope that helps, Chuck

I am planning on attending.

Milon C. Marsden, CFM

Mr. MacLeod says he does not think the project needs full stormwater plan, they made improvements, if they did not go forward with this project nothing is different, nothing has changed the conditions of the catch basin not changed. Agrees with Chair Lord, change 1/10th of a foot to prevent the water from the neighbors on the NW.

Chair Lord speaks to grading he does not see where flow as comes into site contour 10 – add six inches pavement front building, where end coming? Regrading not shown.

Mr. Alther looks at the slope east to handicap, curb isle, no opening landscape, slots keep water into landscape.

Chair Lord concerned about mulch washing away, says devil is in the details.

Mr. Alther will work with Henry Boyd put in change.

Mr. MacLeod thing row spot shots down drive isle provide what JM is looking for finish grade shots 10-15ft.

Chair Lord wants shot grades where swale want to be.

Mr. MacLeod in drive isle and pervious pavers in the back.

Mr. Alther can work with Henry.

Mr. Harding piggybacks Mr. MacLeod's comments. Want flow vectors, arrows design intent so people aren't making interpretations.

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Ms. Losik talks to the landscaping plan. Her set did not have one, she was given a landscape plan. All set.

Police Chief Walsh stated that he and Deputy Fire Chief Wunderly in agreement with the entrance and exit off Gray Court.

Chair Lord asks if they are both satisfied.

K1 (Police Chief) and K2 (Deputy Fire Chief) state that the entrance and exit off Gray Court busy in the summer, it is what it is. Asked if the Board looked at the size of vehicles. Tight anyway. Assuming can only go in/out parking and avoid backing out onto Gray Court and they ask to confirm two spaces along Gray Court.

Mr. Wehbe explains the parking to them.

Chief Walsh sees it now clearly asks about sidewalk, access to Common Roots Café and if they are not access parking lot.

Mr. Wehbe states he is correct. Raised curb will deter people can walk not provide full size walk.

Ms. Losik ask the applicant to explore with NHDOT breaks in the curb, clear for people to go to the store.

Chief Walsh will follow the State recommendations. Stated that pedestrians and bikes flow like water, behavior will change over time. He asked about the vegetation height in the landscape area, if too high could be a problem, asked who would maintain it.

Deputy Chief Wunderly points out that access by fire department and comfortable EMS, Ambulance. Site as today tight for fire apparatus. Set up on either Gray Court and/or Ocean Blvd, nothing will change with this project still set up same way. Did question the curb how heigh. 6 inches? In event fire operation, course of attack same set up, no concerns with the site plan access.

Ms. Losik asks Deputy Wunderly if the curb height was fine.

Deputy Wunderly replies, yes. If it was a fence that would be a problem it would preclude them from access.

Chief Walsh asks if there will be any parking behind the units.

Mr. Wehbe says no not daily parking.

Chief Walsh asks about the lighting and explains that problems occur if it spills out onto the neighbors.

Ms. Losik explains dark sky lighting and that the proposed lighting is on page 3 of the site plan, lumens dusk to dawn, dark sky and it appears they are consistent with the LDR regulations.

Mr. Wehbe says they are down lights, motion sensors can angle and make sense not to point to neighbors.

Mr. Alther says they are 1ft candles at asphalt. Recessed can change baffle.

Chair Lord states that it has very little impact.

Deputy Wunderly asks how far deck stick out.

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Mr. Alther says 4' deck. Discussion on the back and building and discussion on the plans and shown to Deputy Wunderly the layout.

Chair Lord to DPW Director, Jason Rucker about Powers Ave, those spots approved 18' deep, applicant has 5 parking spaces along Powers that leaves 7-10 between property line and powers. Does the Town use Powers Ave.

Mr. Rucker those parking spaces are currently in use.

Ms. Losik points to the 2007 ZBA decision that those are legal approved parking spaces.

Discussion that Powers Ave is on the Applicants property and that the applicant moved the 18' closer to the building than further into the street to try and work with the neighbors along Powers Ave, it is his land and understands the road's importance.

Chair Lord wants to see Henry Boyd's stamp on the plans, engineer stamp.

Ms. Losik says she wants all the professionals stamps and signatures on the plans.

Ms. Reed asks about the use intensity.

Mr. Wehbe says he submitted it.

Discussion on use intensity versus the site and Ms. Losik says to look at the Use Intensity from 2007.

Ms. Losik thanks Maddie, RPC Circuit Rider for her guidance, then to the applicant to look at LDR lots developed NRI, waivers required not have impact environmental engineer, address components NRI, use statement formed 2007 use. 2013 application before the Board.

Mr. Wehbe says he will look at those.

Ms. Dilonno says she is all set with the conditions for approval before the meeting.

Meeting Adjourned.

Respectfully submitted,

Kimberly Reed, CFM
Planning & Zoning Administrator