

Rye City Planning Commission Minutes

April 9, 2019

MEETING ATTENDANCE:

Planning Commission Members:

- Nick Everett, Chair
- Martha Monserrate, Vice-Chair
- Andrew Ball
- Laura Brett
- Richard Mecca
- Steven Secon
- Birgit Townley

Other:

- Christian K. Miller, AICP, City Planner
- Tracy Stora, CC/AC
- Melissa Johannessen, AICP, LEED AP
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The Planning Commission convened at 6:30 p.m. and adjourned into Executive Session to discuss attorney-client privileged matters

Regular meeting resumed at 7:25 p.m.

I. HEARINGS

1. Apawamis Club

- The Commission noted that the applicant requested a continuance of the public hearing for this application to April 23, 2019. Therefore, there was no discussion of this matter.

ACTION: Richard Mecca made a motion, seconded by Laura Brett, to continue the public hearing for Site Plan Modification SP#376/Wetland Permit Application Number WP#452, which was carried by the following vote:

Nick Everett, Chair:	Aye
Martha Monserrate, Vice-Chair:	Absent
Andrew Ball:	Aye
Laura Brett:	Aye
Richard Mecca:	Aye
Steven Secon	Aye
Birgit Townley	Absent

II. ITEMS PENDING ACTION

1. Apawamis Club

- There was no discussion of this application.

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2. 53 Glendale Avenue

- Mr. Sean Jancski, landscape architect, was present for the application. Mr. Jancski stated that in response to the Commission’s comments at the March 26th meeting, the site plan was revised to further reduce the impervious area within the wetland buffer. He stated that his client preferred to keep the covered pavilion, so the pool, spa, and patio were all reduced slightly in size and a portion of the step-stone walkway was shifted outside of the wetland buffer to offset the impervious area of the covered pavilion. Mr. Jancski stated that with these changes, the overall increase in impervious area within the wetland buffer is 1,486 sf. The Commission stated that it was satisfied with the changes.
- The Commission reviewed the draft resolution and made minor revisions.

ACTION: Laura Brett made a motion, seconded by Steven Secon, to approve Wetland Permit Application Number WP#451, which was carried by the following vote:

Nick Everett, Chair:	Aye
Martha Monserrate, Vice-Chair:	Absent
Andrew Ball:	Aye
Laura Brett:	Aye
Richard Mecca:	Aye
Steven Secon	Aye
Birgit Townley	Absent

3. 95 Greenhaven Road

- Mr. Sean Jancski, landscape architect, and Ms. Laura Kaler, architect, were present for the application. Mr. Jancski stated that he prepared responses to the questions raised by the Commission and the CC/AC at the last meeting. He noted that the overall decrease in impervious area within the wetland buffer is 264 sf. Mr. Jancski stated that because there was a decrease in impervious area within the buffer, there is no need for mitigation planting or the use of semi-pervious driveway materials. He noted that the garden walls will be made of concrete, and stated that the amount of fill needed to provide access to the elevated house is 407 cubic yards.
- The Commission stated that it appreciates that there will be no fill in the rear yard and that the applicant is rebuilding the stairs to the pool within the existing footprint rather than disturbing more ground.

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1 **ACTION:** Andrew Ball made a motion, seconded by Laura Brett, to approve Wetland
2 Permit Application Number WP#454, which was carried by the following
3 vote:

4		
5	Nick Everett, Chair:	Aye
6	Martha Monserrate, Vice-Chair:	Absent
7	Andrew Ball:	Aye
8	Laura Brett:	Aye
9	Richard Mecca:	Aye
10	Steven Secon	Aye
11	Birgit Townley	Absent
12		
13		

14 **4. Playland Market – Outdoor Dining Permit**

- 15
- 16 • No one representing the applicant was present at the meeting.
- 17
- 18 • The Commission reviewed the proposed seating plan and noted that the benches
19 that are typically on the site in front of the planters should be included on the site
20 plan. The City Planner reviewed street-view images of the site and it was
21 determined that the 5’ minimum clearance for the sidewalk would be maintained
22 with the benches in place.
- 23

24 **ACTION:** Laura Brett made a motion, seconded by Steven Secon, to approve Outdoor
25 Dining Permit Application Number OD#19-2019, which was carried by the
26 following vote:

27		
28	Nick Everett, Chair:	Aye
29	Martha Monserrate, Vice-Chair:	Absent
30	Andrew Ball:	Aye
31	Laura Brett:	Aye
32	Richard Mecca:	Recuse
33	Steven Secon	Aye
34	Birgit Townley	Absent
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37 **5. Wainwright House**

- 38
- 39 • Mr. Clifford Davis, attorney for the applicant, was present for the application. Mr.
40 Davis stated that The Wainwright House is seeking three (3) modifications to
41 Resolution 15-2015, as well as a five-year extension of its approval. He stated that
42 The Wainwright House has fallen on hard times financially and is seeking to
43 expand the number of permitted tented weddings from 10 to 20 per year in order
44 to generate additional funds. He stated that the applicant is also requesting
45 approval to hold weddings through the end of October, rather than the beginning

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1 of October as currently permitted. Mr. Davis stated that no weddings would be held
2 on Columbus Day weekend. Finally, Mr. Davis stated that The Wainwright House
3 is seeking to remove the condition in Resolution 15-2015 that prohibited amplified
4 music at non-wedding tented events.
5

- 6 • The Commission asked Mr. Davis if The Wainwright House was still a tax-exempt
7 organization. Mr. Davis replied that it was.
8
- 9 • Ms. Patricia Goodwin Peters, a member of the Wainwright Board, stated that the
10 organization is seeking to find additional ways to ensure continuity of this important
11 resource in the community. She stated that it is a not-for-profit organization and it
12 is difficult to sustain the maintenance and upkeep of the building and grounds. She
13 stated that Wainwright is committed to continuing to be a good neighbor in the
14 community.
15
- 16 • The Commission asked for the applicant to provide information on the number of
17 tented events (weddings and non-weddings) each year from 2012 on. The City
18 Planner also informed Mr. Davis that the applicant will be required to mail a public
19 hearing notice to abutters.
20

21 **ACTION:** Richard Mecca made a motion, seconded by Laura Brett, to set the public
22 hearing for May 7, 2019 for Modification of Site Plan Application Number
23 SP#317, which was carried by the following vote:
24

25 Nick Everett, Chair:	Aye
26 Martha Monserrate, Vice-Chair:	Absent
27 Andrew Ball:	Aye
28 Laura Brett:	Aye
29 Richard Mecca:	Aye
30 Steven Secon	Aye
31 Birgit Townley	Absent

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34 6. Minutes

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- 36 • The Commission reviewed the draft minutes from the March 26, 2019 meeting and
37 made minor revisions.
38

39 **ACTION:** Richard Mecca made a motion, seconded by Steven Secon, to approve as
40 amended the minutes from the March 26th meeting, which was carried by
41 the following vote:
42

43 Nick Everett, Chair:	Aye
44 Martha Monserrate, Vice-Chair:	Absent
45 Andrew Ball:	Aye

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1	Laura Brett:	Aye
2	Richard Mecca:	Aye
3	Steven Secon	Aye
4	Birgit Townley	Absent
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