

Rye City Planning Commission Minutes
May 21, 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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I. HEARINGS

1. Apawamis Club (Continued from March 26, 2019)

- The Commission noted that the applicant requested a continuance of the public hearing for this application to June 4, 2019. Therefore, there was no discussion of this matter.

ACTION: Martha Monserrate made a motion, seconded by Richard Mecca, 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:	Aye
Andrew Ball:	Aye
Laura Brett:	Absent
Richard Mecca:	Aye
Steven Secon	Aye
Birgit Townley	Aye

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2. 1 Lane Way

- Ms. Diane Eaton, architect, was present for the application. Ms. Eaton stated that she had received the CC/AC's comments on the application and wanted to address their concerns.
- Ms. Eaton stated that there is an area on the site for up to eight (8) Cultec units, but percolation tests have not yet been conducted. She noted that the proposed deck cantilevers over a 165-sf area of the wetland buffer and extends a maximum distance of eight (8) feet over the buffer. She also stated that the deck will be made of wood and will have gaps between the boards to allow water to go through.

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- 1 • Ms. Eaton stated that there will be construction in the buffer, but the plan includes
2 measures such as silt fencing, tree protection, and protected soil stockpiling areas
3 to prevent material from washing downstream. She also noted that the existing
4 drainage channel is not being altered.
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- 6 • Ms. Eaton stated that she looked more closely at tree removal and added five
7 additional trees to the plan that had not been noted initially, for a total of nine to be
8 removed. She stated that the original plan noted two trees in the driveway footprint,
9 one at the edge of the deck, and one in the building footprint. She also added one
10 in the parking area, two that are in the Cultec field, one that is on a boulder and
11 probably would not survive, and another in the wetland buffer that is leaning toward
12 the neighbor’s property.
13
- 14 • There were no additional questions from the Commission and no comments from
15 the public.
16

17 **ACTION:** Martha Monserrate made a motion, seconded by Richard Mecca, to close
18 the public hearing for Wetland Permit Application Number WP#456, which
19 was carried by the following vote:
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21	Nick Everett, Chair:	Aye
22	Martha Monserrate, Vice-Chair:	Aye
23	Andrew Ball:	Aye
24	Laura Brett:	Absent
25	Richard Mecca:	Aye
26	Steven Secon	Aye
27	Birgit Townley	Aye

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30 **II. ITEMS PENDING ACTION**

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32 **1. Frankie & Johnny’s – Outdoor Dining Permit (Item taken out of order)**

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- 34 • Mr. Jonathan Kraut, attorney, was present for the application.
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- 36 • The Commission reviewed the proposed seating plan for two outdoor dining tables,
37 noting that it is the same plan as last year. The City Planner stated that no
38 complaints were received last year.
39

40 **ACTION:** Martha Monserrate made a motion, seconded by Steven Secon, to approve
41 Outdoor Dining Permit Application Number OD#03-2019, which was carried
42 by the following vote:
43

44	Nick Everett, Chair:	Aye
45	Martha Monserrate, Vice-Chair:	Aye

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

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2. 1 Lane Way

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- 10 • The Commission asked the CC/AC members if they were satisfied with the
11 applicant's response to their questions. The CC/AC stated that they were satisfied,
12 but stressed the importance of saving trees. Ms. Eaton agreed and stated that if
13 she did not have to remove the trees to build the addition or for safety reasons,
14 she would not.
15
- 16 • The City Planner noted that no mitigation is required for this application because
17 there is no increase in impervious area. He did note that controlling weeds and
18 invasive species would be a challenge. He asked that the applicant consult with
19 him before doing any landscaping work on the site to ensure compliance with
20 wetland regulations.
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22 **ACTION:** Martha Monserrate made a motion, seconded by Richard Mecca, to
23 approve as amended Wetland Permit Application Number WP#456, which
24 was carried by the following vote:

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

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3. Minutes

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- 37 • The Commission reviewed the draft minutes from the May 7, 2019 meeting and
38 made minor revisions.
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40 **ACTION:** Richard Mecca made a motion, seconded by Steven Secon, to approve as
41 amended the minutes from the May 7th meeting, which was carried by the
42 following vote:

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44	Nick Everett, Chair:	Aye
45	Martha Monserrate, Vice-Chair:	Aye

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