

Rye City Planning Commission Minutes
May 7, 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 May 21, 2019. Therefore, there was no discussion of this matter.

ACTION: Laura Brett 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:	Aye
Richard Mecca:	Aye
Steven Secon	Aye
Birgit Townley	Aye

2. Wainwright House *APPLICATION WITHDRAWN – NO PUBLIC HEARING*

3. 8 Guelisten Place

- Mr. Benedict Salanitro, engineer, and Mr. Jeffrey Pike, applicant, were present for the application. Mr. Salanitro stated that the application involves non-structural improvements to the front yard to improve drainage. He noted that the application also includes installation of a fence on the southern property line.
- The Commission asked Mr. Salanitro to describe the recent drainage work that was done on the property. Mr. Salanitro noted that two existing trenches in the rear of the house will be connected to the proposed trench in the front yard.

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- 1
- 2 • Mr. Pike stated that initially they wanted to remove the crabgrass and do some
- 3 minor landscaping, but then realized they had an opportunity to improve the
- 4 drainage as well, and that is how they arrived at the proposed plan.
- 5
- 6 • The Commission asked if there were Cultec units on the property. Mr. Pike stated
- 7 that there are two units in front of the house, which were in place when the Pikes
- 8 purchased the property. The Commission also asked if any calculations had been
- 9 done to show that the Cultecs could accommodate the drainage. Mr. Salanitro
- 10 stated that because there will be no increase in impervious area, it was not
- 11 necessary to do any calculations. He stated that the intent of the proposed
- 12 improvements is to ameliorate existing conditions.
- 13
- 14 • The Commission stated that since the Cultec units are not shown on the plan, there
- 15 is a question about whether the proposed trench will conflict with the Cultecs. Mr.
- 16 Salanitro stated that the Cultecs and the proposed trench are not near each other
- 17 so there will be no conflict, and noted that there is no connection between them.
- 18
- 19 • There were no additional questions from the Commission and no comments from
- 20 the public.
- 21

22 **ACTION:** Richard Mecca made a motion, seconded by Laura Brett, to close the public
23 hearing for Wetland Permit Application Number WP#455, which was carried
24 by the following vote:

25		
26	Nick Everett, Chair:	Aye
27	Martha Monserrate, Vice-Chair:	Aye
28	Andrew Ball:	Aye
29	Laura Brett:	Aye
30	Richard Mecca:	Aye
31	Steven Secon	Aye
32	Birgit Townley	Aye
33		
34		

35 **II. ITEMS PENDING ACTION**

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37 **1. Apawamis Club**

- 38
- 39 • There was no discussion of this application.
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42 **2. Wainwright House *APPLICATION WITHDRAWN – NO DISCUSSION***

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3. 8 Guelisten Place

- The Commission noted that there were some emailed comments submitted by neighbors. Mr. Pike stated that a neighbor had come to the meeting before the beginning of the public hearing and asked a few questions, then indicated that her questions had been answered and left. The City Planner stated that he responded to questions from a few of the neighbors via email and provided clarification on some details of the project.
- The Commission stated that a neighbor was concerned about possible connection of the Pike’s existing sump pump to underground drainage on her property. Mr. Salanitro stated that the sump pump had been capped, so there would not be any connection to it.
- The Commission noted that in its May 3rd memo, the CC/AC found the application to be acceptable.

ACTION: Martha Monserrate made a motion, seconded by Richard Mecca, to approve as amended Wetland Permit Application Number WP#455, which was carried by the following vote:

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

4. Village Social – Outdoor Dining Permit

- No one representing the applicant was present at the meeting.
- The Commission reviewed the proposed seating plan for four outdoor dining tables. The City Planner stated that no complaints were received last year.

ACTION: Richard Mecca made a motion, seconded by Laura Brett, to approve Outdoor Dining Permit Application Number OD#14-2019, which was carried by the following vote:

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

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

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5. 1 Lane Way

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- 10 • Mr. Robert Keller, architect, was present for the application. Mr. Keller stated that
11 the project involves construction of a new house utilizing two existing buildings on
12 the site. He stated that the proposed house is located outside of the wetland buffer,
13 but a deck is proposed that cantilevers over a small area of the wetland buffer.
14
- 15 • The Commission asked Mr. Keller what material would be used for the deck. Mr.
16 Keller replied that it would be wood, and would allow rain to fall through the slats
17 to the ground below.
18
- 19 • The Commission also asked about the elevation of the first floor. Mr. Keller stated
20 that the approximate elevation of the basement and the first floor are 36' and 46',
21 respectively. The Commission noted that the first floor is considerably higher in
22 elevation than the stream at the rear of the property.
23
- 24 • The Commission discussed scheduling a site walk for Saturday, May 11, 2019.
25 Several Commission members were not going to be available, so the Commission
26 agreed to have each member view the property on their own. Mr. Keller confirmed
27 that the property was not currently occupied and there would be no problem with
28 the Commission members visiting the site at their convenience.
29

30

ACTION: Richard Mecca made a motion, seconded by Laura Brett, to set the public
31 hearing for Wetland Permit Application Number WP#456, which was carried
32 by the following vote:

33

34	Nick Everett, Chair:	Aye
35	Martha Monserrate, Vice-Chair:	Aye
36	Andrew Ball:	Aye
37	Laura Brett:	Aye
38	Richard Mecca:	Aye
39	Steven Secon	Aye
40	Birgit Townley	Aye

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6. Review of Proposed Zoning Text Amendment for The Osborn

- Mr. Frank McCullough, attorney; Mr. Steven Wrable, attorney; Mr. Matthew Anderson, CEO of The Osborn; and Mr. Dustin Julius, of RLPS Architects, were present for the application. Mr. McCullough stated that based on comments from the Commission at the site walk in March, the applicant's team made some revisions to the proposed zoning table and prepared an overall conceptual plan based on maximum possible buildout per the proposed zoning. He stated that they would like to review the concept plan with the Commission and are seeking direction with respect to design concept, studies needed, etc.
- Mr. Wrable presented the conceptual plan to the Commission alongside a site plan of the existing conditions for comparison. Mr. Wrable noted that the conceptual plan shows the maximum amount of development in terms of floor area (0.5 FAR), setbacks, and impervious coverage, while also protecting green space and the views from Boston Post Road, as the Commission had requested. Mr. Wrable noted that the plan reflects revised setbacks along Boston Post Road, Theall Road, and Osborn Road. He stated that the current zoning requires a 160-foot setback on all sides, while the proposed zoning would require a 150-foot setback from Boston Post Road and a 50-foot setback from Theall and Osborn Roads. Mr. Wrable stated that the project architect is available to explain the overall design concept.
- The Commission commented that it would be helpful to show the drainage areas on the existing conditions plan.
- Mr. Julius described the overall design intent of the conceptual plan. He stated that the plan addresses the growing need for more independent living facilities, which are arranged in smaller clusters of buildings rather than large apartment-style buildings. He stated that this arrangement helps keep the scale of the buildings smaller. He noted that the plan includes two clusters of buildings each arranged around a pond. The ponds are stormwater management features but are also a design element to create visual interest. Mr. Julius stated that the buildings will contain three stories over a parking area.
- Mr. Julius stated that other components of the conceptual plan include a new memory care area and garden; outpatient rehab center; café and outdoor dining area; and an additional area for community amenities. He noted that a more centralized area for amenities is important to encourage community and allow residents with less mobility not to have to travel so far.
- The Commission commented that it would be helpful to see an elevation of the proposed buildings and the existing neighborhood or a cross-section through Osborn Road showing the existing and proposed buildings. The Commission expressed concern about the scale of the proposed buildings compared to the

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1 existing residences along Osborn Road, particularly in light of the proposed 50-
2 foot setback. The Commission also requested that the proposed senior living
3 buildings at 120 Old Post Road be shown in relation to the project site.
4

- 5 • The Commission discussed how the northern corner of the site near the main
6 entrance is closer to commercial uses rather than more sensitive residential uses,
7 but no development is proposed in that area. The Commission also noted that the
8 proposed plan does not address the nature of the campus, which was noted by the
9 applicant during the site walk as one of the problems with the functionality of the
10 site. Mr. Anderson stated that the conceptual plan aims to preserve the main
11 entrance of the site and the views of the historic buildings from that vantage point.
12
- 13 • The Commission noted that the applicant needs to be sensitive to the adjacent
14 Osborn School. It was noted that the buildings proposed near the school, as well
15 as along Osborn Road and Theall Road, are too close to the property line and/or
16 too large in scale for that area. The Commission discussed the possibility of
17 moving the independent living buildings away from the school and closest
18 residences. The Commission also suggested stepping the building heights away
19 from the residential areas so that the buildings are shorter near the perimeter of
20 the site and taller toward the interior of the site.
21
- 22 • The City Planner noted that while it is worthwhile to consider the conceptual plan
23 presented by the applicant, the Commission's responsibility is to consider the
24 proposed zoning language and clearly understand its potential implications. He
25 stated that the Commission must also consider the overall impacts of the buildout
26 allowable under the proposed zoning language, including impacts to water and
27 sewer utilities, views, and features of the site that are important to preserve.
28
- 29 • Mr. McCullough stated that the applicant would revise the conceptual plan with
30 respect to the comments from the Commission and prepare the requested
31 elevations, then return for more discussion with the Commission. The Commission
32 asked the applicant to consider two-story buildings near the property edges and
33 increasing height toward the interior of the site.
34
- 35 • The City Planner asked about potential phasing of the project. Mr. Anderson stated
36 that they would probably construct some of the cottage buildings first, then the
37 café, before proceeding to the larger building with the memory care component,
38 etc.
39

40 41 **7. Minutes**

- 42
- 43 • The Commission reviewed the draft minutes from the April 23, 2019 meeting and
44 made minor revisions.
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- 1 **ACTION:** Richard Mecca made a motion, seconded by Birgit Townley, to approve as
- 2 amended the minutes from the April 23rd meeting, which was carried by the
- 3 following vote:
- 4
- 5 Nick Everett, Chair: Aye
- 6 Martha Monserrate, Vice-Chair: Aye
- 7 Andrew Ball: Aye
- 8 Laura Brett: Aye
- 9 Richard Mecca: Aye
- 10 Steven Secon Aye
- 11 Birgit Townley Aye
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