

Rye City Planning Commission Minutes
September 22, 2015

MEETING ATTENDANCE:

Planning Commission Members:

- Nick Everett, Chair
- Martha Monserrate, Vice-Chair
- Andrew Ball
- Laura Brett
- Barbara Cummings
- Hugh Greechan
- Alfred Vitiello

Other:

- Christian K. Miller, AICP, City Planner
- Carolyn Cunningham, CC/AC Chair
- Melissa Johannessen, AICP, LEED AP
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I. HEARINGS

1. 19 Richard Place

- Mr. Richard Horsman was present for the application and gave a brief overview of the proposed activities.
- There were no questions from the Commission and no comments from the public.

ACTION: Martha Monserrate made a motion, seconded by Laura Brett, to close the public hearing for Wetland Permit application number WP#401, which was carried by the following vote:

Nick Everett, Chair:	Aye
Martha Monserrate, Vice-Chair:	Aye
Andrew Ball:	Aye
Laura Brett:	Aye
Barbara Cummings:	Aye
Hugh Greechan:	Absent
Alfred Vitiello:	Absent

II. ITEMS PENDING ACTION

1. 19 Richard Place

- The Commission noted that it did not have a copy of the draft resolution. The Commission assigned the Chair and Vice-Chair as designees to review the draft resolution, which the City Planner will email to them.

ACTION: Barbara Cummings made a motion, seconded by Laura Brett, to approve Wetland Permit application number WP#401 subject to review of the draft

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1 resolution by the Commission designees, which was carried by the
2 following vote:

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4	Nick Everett, Chair:	Aye
5	Martha Monserrate, Vice-Chair:	Aye
6	Andrew Ball:	Aye
7	Laura Brett:	Aye
8	Barbara Cummings:	Aye
9	Hugh Greechan:	Absent
10	Alfred Vitiello:	Absent
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12		

13 2. 12 Pine Island

- 14
- 15 • Mr. Leo Napior, attorney, and Ms. Beth Evans, environmental consultant, were
16 present for the application. Ms. Evans described the changes that were made to
17 the site plan in response to the Commission's comments at the last meeting. She
18 stated that two additional black pines, for a total of six, were added along the
19 boundary with Mr. Blitz's property to the east. She noted that the direction of
20 surface flow was added to the plans. She also stated that the previously
21 proposed trench drain in Pine Island Road was replaced with two catch basins.
22 Ms. Evans stated that a tide gate is now proposed at the outfall of the new storm
23 pipe to the north of the property to prevent backflow, and a concrete pad is also
24 proposed, which will lessen the risk of clogging.
25
- 26 • Ms. Evans stated that there is not sufficient pitch on the property to provide storm
27 drains everywhere. She noted that the proposed cisterns will overflow into the
28 storm drain piping adjacent to the driveway and will ultimately discharge to the
29 harbor. Ms. Evans stated that rain garden details and a section through the swale
30 were added to Sheet DE-2. She stated that there are wetland mitigation plantings
31 along the property line, and that scuppers were added to the stone wall to allow
32 street runoff to drain through the wall into the harbor.
33
- 34 • The Commission asked about the construction staging and stockpile area. Ms.
35 Evans stated that the construction parking, soil stockpile, and materials storage
36 have been moved away from the eastern property line.
37
- 38 • The Commission thanked the applicant for the information provided on *Pinus*
39 *nigra* (black pine).
40
- 41 • The attorney for the neighbors asked for clarification of how far the construction
42 areas were from the eastern property line. Ms. Evans responded that the
43 construction parking area is 20' from the property line and the soil stockpile
44 location is 28' from the property line.
45

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- 1 • Mr. Tim Cronin, an engineer retained by the O'Callaghans, asked to address the
2 Commission. He stated that the 6-foot contour as shown on the plan does not
3 continue onto the O'Callaghans' property and his clients want to make sure that
4 no new flooding problems will be caused by the proposed development. The
5 Commission responded that these concerns had already been discussed at prior
6 meetings and the application will not cause new flooding.
7

8 **ACTION:** Martha Monserrate made a motion, seconded by Barbara Cummings, to
9 set the public hearing for Wetland Permit application number WP#379,
10 which was carried by the following vote:
11

12	Nick Everett, Chair:	Aye
13	Martha Monserrate, Vice-Chair:	Aye
14	Andrew Ball:	Aye
15	Laura Brett:	Aye
16	Barbara Cummings:	Aye
17	Hugh Greechan:	Absent
18	Alfred Vitiello:	Absent

21 **3. 53 Purchase Street**

- 22
- 23 • Mr. David Mooney was present for the application. Mr. Mooney stated that he
24 met with the City Engineer to discuss ADA access to the building. He stated that
25 the City Engineer will raise the elevation of the road and that Mr. Mooney agreed
26 to raise the grade of the sidewalk and lower the finished floor elevation of the
27 building. He stated that he will coordinate all final elevations with the City
28 Engineer.
29
- 30 • Mr. Mooney described the proposed trash enclosure. He stated that it will look
31 like a storefront from Elm Place and will encompass an area slightly larger than
32 the trash enclosure at 96 Purchase Street. He noted that it will be accessed from
33 the outside for all of the retail spaces. The City Planner noted that there is no
34 access to outside space anywhere except for on Purchase Street and Elm Place.
35 The Commission asked whether the apartments had to go outside to access the
36 trash enclosure and Mr. Mooney stated that they do.
37
- 38 • The Commission discussed the size of the trash enclosure and noted that it is
39 difficult to determine whether the size is adequate without knowing the tenants
40 that will be housed in the building. The Commission noted that a restaurant or
41 food-based use would require more area than is provided. The City Planner
42 noted that a restaurant use would not be permitted because it would not be able
43 to meet the parking requirement. He also stated that other food-based uses
44 would necessitate a return to the Commission again for additional conditions
45 relative to trash.

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- The Commission directed Mr. Mooney to include standard containers for trash and recycling on the plan. Mr. Mooney stated that roll-offs will not be used.
- The City Planner wanted to see more specifics about the off-site improvements, particularly at the corner of Purchase Street and Elm Place. Mr. Mooney noted that the City Engineer was going to be making some adjustments, so the plan would reflect whatever the City Engineer needed.

ACTION: Martha Monserrate made a motion, seconded by Barbara Cummings, to set the public hearing for Site Plan application number SP#359, which was carried by the following vote:

Nick Everett, Chair:	Aye
Martha Monserrate, Vice-Chair:	Aye
Andrew Ball:	Aye
Laura Brett:	Aye
Barbara Cummings:	Aye
Hugh Greechan:	Absent
Alfred Vitiello:	Absent

4. Minutes

- The Commission reviewed the minutes from the meeting on September 8, 2015 and made minor revisions.

ACTION: Martha Monserrate made a motion, seconded by Laura Brett, to approve the minutes from the September 8th meeting, which was carried by the following vote:

Nick Everett, Chair:	Aye
Martha Monserrate, Vice-Chair:	Aye
Andrew Ball:	Aye
Laura Brett:	Aye
Barbara Cummings:	Aye
Hugh Greechan:	Absent
Alfred Vitiello:	Absent