

Rye City Planning Commission Minutes

May 12, 2020

Meeting held virtually via Zoom Video Conferencing due to COVID-19

MEETING ATTENDANCE:

Planning Commission Members:

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

Other:

- Christian K. Miller, AICP, City Planner
- Tracy Stora, CC/AC Chairperson
- Melissa Johannessen, AICP, LEED AP
- Lori Fontanes, CC/AC
- Lexy Tomaino, CC/AC
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I. HEARINGS

1. 12 Guelisten Place

- Ms. Adele Centanni, applicant; Mr. John Scarlato, architect; Mr. Dan Sherman, landscape architect; and Mr. Chris Utschig, engineer, were present for the application.
- Mr. Scarlato described the application, which involves work within the wetland buffer including replacing an existing patio with a deck, removing a portion of and widening a portion of the driveway, removing and replacing a walkway from the house to the driveway, and adding an open metal fence along a portion of the front and one side of the property. He noted that two small additions to the house are also proposed, which are outside of the wetland buffer.
- The Commission noted that the plans include 265 sf of wetland plantings. Mr. Sherman stated that this is the amount required due to the increase in impervious surface area in the wetland buffer.
- Mr. Utschig described the stormwater system, noting that it will be an infiltration system with Cultec units that have been designed to capture the 100-year storm event. He stated that the three Cultec units will be fed by the existing trench drain, which will no longer discharge directly into the wetland.
- The Commission inquired about how water from the roof leaders would be collected. Mr. Utschig stated that they currently drain into the yard and will continue to do so. The Commission stated that the roof leaders will be collecting new volume from the house additions, so that additional runoff needs to be captured. Mr. Utschig stated that they felt it was better to mitigate the driveway runoff and keep that from running into the wetland, so that is where the effort was focused. He stated that there will be no increase in runoff volume leaving the site in the post-development scenario.

Rye City Planning Commission Minutes (Cont.)

May 12, 2020

Page 2 of 4

- 1 • The Commission asked whether the improvements over the entire site – those
2 within the wetland buffer and those outside of it – were all captured. Mr. Utschig
3 stated that they were. The Commission clarified, however, that the roof leaders
4 were not captured by the Cultecs.
5
- 6 • The Commission asked if test pits were done in the location of the proposed
7 Cultecs. Mr. Utschig said they were and the result was a percolation rate of about
8 20 minutes per inch, which is adequate.
9
- 10 • Mr. Utschig noted that the Cultecs could possibly be relocated down the slope to
11 capture the roof leaders as an alternative to capturing the driveway. The
12 Commission stated that this should be in addition to, not instead of, capturing the
13 driveway. The Commission noted that there are very wet conditions in the area
14 now and there is an opportunity to improve the condition by directing the runoff
15 from the roof leaders to the Cultecs instead of to the wetland. Mr. Utschig agreed.
16
- 17 • Ms. Centanni stated that she saw the letter from the neighbors at 12 Holly Lane
18 expressing concern over water flowing into the wetland and into their yard. She
19 stated that she thought much of the water flowing into their yard comes from Grace
20 Church Street because it is higher in elevation. She did not feel that runoff from
21 her roof leaders would have that much of an impact on flooding at the neighbor's
22 house. She thought that there are other factors at play, including the paving of a
23 formerly gravel driveway.
24
- 25 • The Commission stated that they are trying to find a way to reduce the amount of
26 water flowing off of the applicant's property into the wetland and recharge as much
27 water as possible.
28
- 29 • The Commission asked whether there was a detail of the proposed fence. Mr.
30 Sherman displayed a photo showing an open metal fence that he stated would be
31 on the western property line near the wetland. He showed another photo of a metal
32 picket fence with a gate that is proposed along the front and across the driveway.
33 Mr. Scarlato stated that the photos were prepared for the Board of Architectural
34 Review submittal, but he will submit them to the Planning Commission as well.
35
- 36 • The Commission had no further questions.
37
- 38 • Ms. Lindsay DiMattina, 12 Holly Place – Ms. DiMattina thanked the Commission
39 for considering her letter and request.
40
- 41 • There were no additional public comments.
42

43 **ACTION:** Andrew Ball made a motion, seconded by Martha Monserrate, to close the
44 public hearing for Wetland Permit Application Number WP#471, which was
45 carried by the following vote:

Rye City Planning Commission Minutes (Cont.)

May 12, 2020

Page 3 of 4

1
2 Nick Everett, Chair: Aye
3 Martha Monserrate, Vice-Chair: Aye
4 Andrew Ball: Aye
5 Laura Brett: Aye
6 Richard Mecca: Aye
7 Rick Schaupp Aye
8 Steven Secon Aye
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10
11 **II. ITEMS PENDING ACTION**

12
13 **1. 12 Guelisten Place**

- 14
15 • The Commission stated that the applicant needs to submit drawings on the fence
16 and revise the stormwater plan so that the Cultecs capture runoff from the roof
17 leaders.
18
19 • The Commission went over some of the comments from the CC/AC memo. They
20 asked Mr. Scarlato to confirm that the driveway will be gravel and the deck and
21 stairs are planks with a gap in between, which he did. Mr. Utschig confirmed that
22 the stormwater system was designed for the 100-year storm event.
23
24 • The Commission discussed the black PVC pipes that were photographed by the
25 CC/AC during the site visit. The Commission noted that they previously carried
26 drainage away from the Pike residence at 8 Guelisten Place, but they were
27 abandoned in association with a wetland permit application a couple of years ago
28 to install a drywell. The Commission noted that the PVC pipes could be removed.
29
30 • The Commission noted that the silver maple the CC/AC commented about is not
31 within the wetland buffer and that the concrete washout area has already been
32 relocated outside of the wetland buffer.
33
34 • The Commission asked Mr. Scarlato to discuss the replacement of a stone wall
35 with the proposed fencing. Mr. Scarlato stated that the stone wall is being rebuilt,
36 not replaced with a fence. He confirmed that no other walls are being removed and
37 no grading is proposed. The CC/AC stated that the wall is very close to the wetland
38 and asked whether the wall provides any water retention. The Commission noted
39 that it is a dry-laid wall so there would not be any water retention.
40
41 • The City Planner stated that there are a lot of questions about drainage in the area
42 of the project site. He showed a map of the topography and noted that it is a low-
43 lying area into which drains 12-15 acres of land, which includes many other lots. It
44 is a historically wet area.
45

Rye City Planning Commission Minutes (Cont.)

May 12, 2020

Page 4 of 4

- 1 • The CC/AC noted that the mitigation calculations shown on the landscape plan
2 indicate stone walls in the rear and front to be removed. Mr. Sherman stated that
3 a portion of the wall is being removed to allow for the walkway and a wall near the
4 rear patio is being replaced to support the deck.
5
- 6 • Ms. Centanni asked the Commission to clarify what they wanted to be done with
7 the PVC pipes. She stated that she believes they connect under the road to the
8 Pike's property. The Commission stated that if they connect to the Pike's property,
9 they would have been abandoned when the dry well was put in. The Commission
10 confirmed that the pipes could be removed to the road.
11
- 12 • Mr. Pike clarified for the record that the pipes are not being used but have been in
13 place since at least the 1970's. He stated that he may have a legal right to use the
14 pipes and is requesting to reserve that right. The City Planner stated that
15 discontinuing the use of the pipes was part of his wetland permit application
16 several years ago. Mr. Pike stated that he understands that but he may have a
17 legal right to use them. The Commission stated that they will not require the
18 applicant to remove the pipes, but any legal issues will be up to the neighbors to
19 resolve.
20

2. Minutes

- 21 • The Commission reviewed the draft minutes from the April 28, 2020 meeting and
22 made minor revisions.
23

24 **ACTION:** Martha Monserrate made a motion, seconded by Andrew Ball, to approve
25 as amended the minutes from the April 28th meeting, which was carried by
26 the following vote:
27

28	Nick Everett, Chair:	Aye
29	Martha Monserrate, Vice-Chair:	Aye
30	Andrew Ball:	Aye
31	Laura Brett:	Aye
32	Richard Mecca:	Aye
33	Rick Schaupp	Aye
34	Steven Secon	Aye

3. Planning Department Updates

- 35 • The City Planner stated that no decision had yet been made about whether to
36 move forward on outdoor dining applications. He noted that the Harbor House
37 application has some additional coordination to do and may not be back on the
38 next Commission agenda. Finally, he noted that Rye Town Park submitted an
39 application to redo the ramps to the beach.
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