

**MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION**  
**Tuesday, October 3<sup>rd</sup>, 2023 – 5:00 p.m. (Town Hall)**

**Work Session for 35 Grist Mill Lane, Tax Map 11, Lot 13. Applicants: Luis A. Rivas and Valeria L. Rienzi. Representative: Alex Ross, Ross Engineering, LLC. Proposed: a garage, porch, and deck addition with changes to the driveway to create a net decrease of impervious surface.**

**Members Present:** Iain Moodie, Interim Chair; Jim Cerny; Jim Rini.

**Members Absent:** Beth Barnhorst; Tom Chamberlin; Tony Coniglio; Conni White, Consultant.

**Others Present:** Charles Hoyt, Charles Hoyt Designs; Alex Ross, Ross Engineering, LLC.

**1. Call to Order.**

Mr. Moodie, serving as Acting Chair, called the meeting to order at 4:56 p.m. Voting members are Jim Rini, Jim Cerny, and Acting Chair Iain Moodie.

**2. Approve minutes of the September 5, 2023 meeting.**

Voting on approval of the September 5, 2023 minutes was postponed to the next meeting, as there were not enough members present for a quorum.

**3. Application.**

- A. Work Session for 35 Grist Mill Lane, Tax Map 11, Lot 13. Applicants: Luis A. Rivas and Valeria L. Rienzi. Representative: Alex Ross, Ross Engineering, LLC. Proposed: a garage, porch, and deck addition with changes to the driveway to create a net decrease of impervious surface.**

Mr. Moodie confirmed with the Applicants' representative that he wished to proceed with the work session with only three Commission members present. The Commission conducted a site walk prior to the meeting. Present at the site walk were engineer Alex Ross of Ross Engineering, LLC and architect Charles Hoyt of Charles Hoyt Designs, as well as Conservation Commission members Jim Rini, Jim Cerny, and Acting Chair Iain Moodie. Mr. Ross explained how the proposed addition will come out 31 feet from the existing garage. There will be a farmer's porch in the front, with a deck in the rear. Mr. Hoyt noted that the first floor and foundation of the existing house will remain. No trees will need to come down for construction. The house is on Town sewer.

At the meeting, Mr. Ross noted how the house is older and has not seen many improvements, and is in need of minor, reasonable upgrades. All houses nearby have had upgrades. The Applicants will need to go before the Zoning Board because the ridge of the roof is currently

higher than what is allowed, and they require a variance for building area. Mr. Ross stated that he will be filing shoreland and wetland permits with the NHDES.

Mr. Ross went over the plans showing the 50 foot, 100 foot, and 150 foot setbacks. Mr. Hoyt explained how he came up with a design that has the addition as far away from the highest observable tide line as possible. The deck in the back of the house will be on piers and will not require a full foundation. The deck that is there now is at a skewed angle that is not very conducive to a growing family. The proposed deck will be more functional and will have an outdoor eating space, as well as access from the living room, which is on the far right side of the house. The deck will be outside of the 50 foot buffer. The design seeks to respect the existing ridge height to keep the home looking like a two story cape. Mr. Hoyt noted that the house will remain a classic New England design but with modern features, such as the farmer's porch and the garage extension further toward Grist Mill Lane.

Mr. Ross explained how there will be a decrease in lot coverage because they will be installing pervious pavers in front of the garage. The rest of the driveway will remain asphalt. Mr. Moodie stated that a maintenance agreement for the permeable driveway will likely be requested. In addition, the Commission would like to see stormwater management plans and possibly planting plans with native species, since a lot of the work will take place within the 100 foot buffer. If a dock is planned, Mr. Moodie would like to see that incorporated into the plans now so that the Commission can advise on possible plantings near the dock. He also requested downspouts and material under the deck to make it permeable. Mr. Ross responded that they typically have a porous stone bed under the deck. Mr. Rini commented that he would also like to see downspouts on the proposed garage extension given the slope of the property.

Mr. Ross stated that the Applicants are looking to return for the Commission to vote on the application at the November meeting.

#### **4. New Business.**

The next Conservation Commission meeting will be held on Tuesday, November 7, 2023 at 5:00 p.m. at the Town Hall.

Tracy Degnan of the Rockingham County Conservation District will present an update on the Coastal Resiliency Grant at the next Commission meeting.

#### **5. Adjourn.**

Mr. Rini moved to adjourn the meeting. Mr. Cerny seconded. The motion carried, unanimously, and the meeting adjourned at 5:15 p.m.

Respectfully Submitted,

Meghan Rumph  
*Secretary*