

Zoning

From: David Bisceglia [REDACTED]
Sent: Monday, June 1, 2020 1:24 PM
To: Zoning
Subject: RE: Mailings

For Demo Permit- I have a price of \$22,500 from Mike Finkeldey to remove the house and hope to bid it lower.

Commission verbiage...

Dear Chairman & Wetlands Committee Members-

It's sometimes hard to fathom (for us at least) but this November marks our 16th year as Lyme residents. And now that the kids are starting to fledge we began looking for our "forever" home.

After a fair amount of searching we concluded that finding a new home on a piece of property this beautiful would cost far more than we could afford. So rather than move, we figured it would be cheaper to stay where we were, on the land we loved, and completely build a new house to our liking.

Having been before the Wetlands commission before and certainly not looking to make any waves, we decided we could live within the original footprint. The house has more than enough space but as with any design, we've long discussed changes we could potentially make. These principally involved window locations and views along with the ¾ knee wall bedroom level roof design. Full height walls with a window focus on the pond and the stream was the result.

The most important question the Commission might want answered is what impact might happen to the wetlands. Simply put, we hope and plan for NONE. An aerial photograph in a year will show no expansion of the decks and we plan to rebuild the new house on the original footing. One change we're looking to do is to eliminate the front porch and add a root cellar while retaining the same basic roof size.

The demolition plan calls for the complete removal of all interior partitions, floor decks and roof joists retaining the hand-built stone/masonry walls on the north, south & west elevations.

The primary excavation will be under the front deck to build a foundation wall for the root cellar and then digging down along the west foundation wall to add insulation and a drainage barrier. I've already started relocating some shrubs and the only tree work would be removing the two mature maples in the front that shade the roof to provide more sunlight for the planned solar panel installation.

Application has been made for a septic review with LLHD and we await their response. One item I'd like to mention is the cartouche Dick Gates added to the lower left of his survey. I realize it is "boilerplate" but there is NO way to bury/backfill netting 6" deep. The south and east exposures are on exposed ledge. I have some thoughts and welcome the Commission's comments as I'm sure this is not the first time a house has been built on rock.

These are the points I tried to address:

- written detailed description of the work that may impact wetlands;
- demo plans
- no expansion of deck
- waiting on LLHD to confirm septic requirements
- grounds work to be performed (trees or brush cut, excavation area)