

RYE PLANNING BOARD
PUBLIC HEARING NOTICE

Proposed Zoning Ordinance Amendment

The Rye Planning Board will a public hearing on December 22, 2015 at 7:00 p.m. at the Rye Town Hall on a proposed zoning amendment which would replace the present Wetlands Conservation District with a new Wetlands and Surface Waters-Conservation Overlay District. The proposed new district would be enacted as an Innovative Land Used Control under NH RSA 674:21. The new district makes significant changes from the present district, including: (1) redefining the wetlands buffer to include land within 100 ft. of wetlands greater than 3000 sq. ft. whereas the present buffer includes land within 75 ft. of wetlands of 10,000 contiguous sq. ft.; (2) establishing a new Vegetative Zone within 50 ft. of wetlands and surface waters in which various restrictions on tree cutting and grading would apply; (3) establishing a new process by which the planning board may grant Conditional Use Permits for uses not allowed in the district or in the wetlands buffer and establishing standards for the granting of Conditional Use Permits; (4) incorporating several new definitions into the zoning ordinance; (5) expanding the purposes of the district; (6) requiring conservation commission review and comment on applications for special exceptions and conditional use permits; (7) revising the list of uses permitted in the district and the requirements for uses permitted by special exception; (8) revising the list of uses permitted in the wetlands buffer; and (9) revising the procedures for resolving disputes about wetlands boundaries.

A copy of the proposed new Wetlands and Surface Waters-Conservation Overlay District is posted at the Rye Town Hall and on the town website and is available from the Planning Office.

Tom McCormick, Clerk
Rye Planning Board
December 11, 2015