

MASTER PLAN STEERING COMMITTEE MEETING MINUTES

Tuesday, December 12, 2023

12:00 PM – Rye Town Hall

***Present:* Kathryn Garcia, Joe Persechino, Chair Rob Wright, Howie Lazerowich, Planning and Zoning Administrator Kim Reed, Land Use Assistant Kara Campbell, Liz Kelly, Resilience Planning, and via Zoom: Patricia Losik, Rob Patton, Gregg Mikolaitis, Crystal Kidd.**

I. Call to Order/Pledge of Allegiance/Introductions

Chair Wright called the meeting to order and led the Pledge of Allegiance and introductions.

2. Discussion of Existing Conditions Report edits received.

Ms. Kelly said the report will stay as a draft until the end of the project.

This meeting is for reactions, collecting edits and comments, anything burning to bring up, update report before community forum in February, want to make sure all data is accurate.

It is an analysis of where Rye is today. Categories include transportation, natural resources, housing, population, etc.

It is a primary resource for developing master plan and land use planning for Rye.

Ms. Kelly has received many comments from committee members. Most were straightforward. Some were about future planning that will be addressed after forum.

Ms. Garcia stated that the repetition was annoying. Ms. Kelly has a proposed solution: take out second set of key findings. Ms. Reed said first set is colorful, stands out, second set is all text, dry.

Ms. Kelly said the Seacoast Greenway is repeated in Transportation and Recreation but believes that is necessary.

Ms. Reed said throughout the document it is either semi rural or rural. Chair Wright said semi-rural seems to be the term used recently, in surveys. Chair Wright doesn't think we're rural and suggested a global search and replace. Ms. Losik is looking at the NRI for language. Mr. Persechino asked Ms. Kelly what Resilience's definition of rural is. Ms. Kelly said it varies throughout a town and that density determines it. She thinks semi-rural fits Rye well.

Ms. Reed said semi-rural was part of the visioning in 2002.

Ms. Kelly said she will do some digging for NH communities and come back to the group.

Ms. Kelly said there is some infrastructure, like sewer, not all septic, making it semi-rural.

Ms. Losik thinks it's different in different parts of town, thinks we have both. She thinks both words should be in the document where appropriate.

Ms. Reed said on Page 6, the Rye Beach Village District has same goals, wondering where this came from. This section was taken from RPC's housing report. Ms. Kelly will circle back where that came from.

Ms. Garcia said on Page 94, would be helpful to have a table of student population for the schools. Chair Wright suggested 2010-2020, and 2023, most current.

Mr. Patton said on page 5 change to "shifting."

Mr. Patton said in key findings there are some opinions. On page 3, "it is critical for Rye to have a diverse housing stock" – wondering how this conclusion got made He feels it lacks data. Ms. Garcia said maybe the data is in the housing needs assessment.

Chair Wright said we have an ordinance that requires a new development to provide 20% workforce housing.

Mr. Persechino suggested it could be a goal. One of the goals of the master plan is to create a diverse housing stock.

Mr. Patton said who's decided that we need a diverse housing stock.

Ms. Garcia said those facts are in the housing assessment.

Ms. Kelly said the public should be driving this process.

Mr. Lazerowich questioned where the projected 465 buildings are going to go.

Ms. Reed said the Demographics section is hard to read, pages 11-14.

Chair Wright agreed, stating it is too wordy.

Ms. Reed suggested a pie chart rather than the table.

Chair Wright said the more charts the better. Ms. Losik agreed.

Ms. Kelly agreed.

Ms. Reed stated that exposed rock being 0% in the pie chart is incorrect. Ms. Kelly said they asked FB Environmental where that came from. This is page 15. Ms. Kelly said she is going to adjust the numbers so they're not zero.

Chair Wright suggested stating there is a significant amount of ledge.

Ms. Losik requested additional information regarding ledge in this document.

Ms. Garcia said page 72, second column, third bullet, last sentence "the beach committee documented that parking remains a major issue." Ms. Garcia would like date. Ms. Reed said it was a study by Mr. Mikolaitis. He said the town parking lots are sufficient, but the general public believes it's an issue. Chair Wright asked to add that 1A is a state road and not under the town's jurisdiction.

Ms. Garcia said page 115, questioning the private homes on the Isle of Shoals. Ms. Kidd said that's what she found and asked if that's not true. Chair Wright said none on Star, on White is the lighthouse and keeper's house, and majority of homes on Appledore in Maine, and Lunging maybe has one home? Ms. Garcia asked to clarify. Ms. Reed said they're Tax Map 26.

Ms. Reed said page 117, working farms, Centennial Farm just has horses. Ms. Reed asked about the Caswell property. Ms. Kidd said she got this list with Kim, personal research – google search for local farms, NRI. 117 Washington Road is owned by the Andersons, interested in returning to farming. Fishing currently. Chair Wright asked if this list should be place of production or place of commerce. Ms. Kelly said active farms, the former. Ms. Kidd said the paragraph before explains the definition.

Chair Wright said the honey farm is not an active farm because the bees are not there. Mr. Persechino said the land use of this address is not a farm.

Ms. Reed said page 123, Rye Advocates is not a codified select board committee. Ms. Losik said the Civic League is on page 118, table 2. Ms. Reed said Rye Advocates should go here, Ms. Kelly said it's there. Ms. Garcia said some are governmental and some are nonprofit, she was confused by chart. Ms. Kelly said this chart represents potential partners. Ms. Reed said leave Rye Advocates in chart but take out on page 123. Senior Serve is also here – Chair Wright asked if any town money funds them. Ms. Reed said the van is here. Chair Wright asked who pays the gas. Ms. Reed said it is a nonprofit, Ms. Garcia thinks quasi-governmental. Chair Wright said if they house the van in a town building, they are accepting benefits from the town. Chair Wright said leave them in there. Chair Wright asked if the cemetery is tied to the town, Ms. Reed said no they raise their own funds. Ms. Garcia asked if anyone is being left out.

Ms. Losik said keep the information in Table 2, but be sure information is correct.

Chair Wright isn't sure if table 2 is labeled correctly. The title, they're not all historical groups. Ms. Kelly said they're more community groups.

Ms. Garcia said page 103, second paragraph last bullet last sentence "recent projects" in March 2023, is anticipated, change to past tense.

Ms. Reed page 21 – the Rye community enjoys stellar beach access – doesn't like the word stellar, Ms. Kelly agrees. Chair Wright asked Mr. Patton if "Rye is a desirable place to live" is also an opinion. Chair Wright would like another metric to measure that – housing stock doesn't last long, etc.

Ms. Reed said throughout document, Selectmen should be changed to Select Board. Ms. Kelly will change.

Ms. Reed on page 37, not sure on traffic data, decrease during covid – is there a way to capture that. Ms. Kelly said we could offer a potential trend we have observed. Chair Wright said need to call it out – impact of extrinsic event – not sure if it'll continue.

Ms. Garcia spoke about table on 37, wants it chronological.

Ms. Reed page 41, emerging or potential actions, bring back safe routes to school as a select board committee. Ms. Reed said it has fallen apart. Chair Wright said it's in there but only mentioned from 2009. There was a plan, but the Select Board did not support it at that time.

Chair Wright suggested adding a note stating that it's defunct. Can't say if it's a good or bad thing, that's an opinion. Ms. Reed suggested adding a note stating look into this.

Ms. Reed asked Mr. Persechino if the Recreation section matches the Rec. Master Plan. Ms. Kelly will cross reference.

Mr. Garcia, page 33, trails, 11.5 trail miles – counts state park, wants to make sure it's consistent, and conservation and recreation include that. Mr. Persechino said map on page 42 may be missing some trails.

Ms. Kidd said FB Environmental did the maps.

Ms. Kelly said we don't have enough trail data to map it.

Ms. Losik stresses consistency throughout the document.

Ms. Kelly said it is difficult to put links in the document.

Chair Wright said document is going to last 10 years, asked about housekeeping update. Ms. Kelly said master plan yes, existing conditions snapshot not so much. Chair Wright is curious how much this would cost to maintain/keep updated. Ms. Kelly said this is why they don't use links often. She left it up to the group.

Ms. Garcia page 7 table 2 programs in Rye – add what facility is used for the program – deals with planning for future facilities. Mr. Persechino agrees and will assist, or Dyana, Rec. Director.

Mr. Mikolaitis said Page 2, Rye needs 476 units remove. Total build out says 465, confusing.

3. Next steps and timeline for edits and sharing of the draft report.

Ms. Kelly said she will make all edits and post to master plan website by 12/18. She said they're starting to create draft materials for forum. 01/02 is next meeting where they will show materials. Ms. Reed suggested moving meeting to 1/9. All agreed. Chair Wright asked if they'll accept any other edits. Ms. Kelly said yes but public has to see the draft before the forum. The last edits due date is 1/9. The community forum will be discussed at this meeting.

Today's edits will be given on 12/18.

- Outreach Updates:

- o Tabling Opportunities?

Ms. Kelly said keep an eye out for opportunities. Ms. Reed put it in PB and ZB packets, promote at planning board meeting 12/19, send to department heads, Ms. Garcia will present at Garden Club meeting, Ms. Kelly suggested getting it to school, Ms. Reed will contact principals to get into newsletter. Ms. Losik said deliberative session is 2/3.

- o Feedback on Draft Forum Announcement

- o Forum Advertising – how else do we get the word out?

Ms. Reed said it's in the newsletter and Stroll, suggested social media, personal pages, groups/pages, Ms. Kelly will send flyer in jpeg form.

Ms. Kidd asked the time – change from 6:30 to 6. It's 6-8. Ms. Reed will change. Mr. Lazerowich asked how many people expected, Ms. Kelly said 100 would be good.

Chair Wright asked to send message to every board.

- Questions and Next Steps
 - o January Meeting
 - Status of Draft Existing Conditions Report
 - Updates on Forum advertising
 - Discussion of forum materials and questions

Ms. Garcia asked about focus groups. Ms. Reed said only if the numbers are low at the 2/15 event. This will be discussed 1/9.

Motion to adjourn: Ms. Garcia, seconded by Chair Wright, all in favor.

Respectfully submitted,

Kara Campbell

Land Use Assistant