

Master Plan Steering Committee

Tuesday, September 5, 2023

1pm-3pm

Rye Town Hall

***Members Present:* Chair Rob Wright, Kathryn Garcia, Joe Persechino, Howie Lazerowich, Mikolaities Ann Fox Rob Patten and ad-hoc member Pat Losik, Planning Administrator, Kimberly Reed; Land Use Assistant, Kara Campbell**

Also Present: Steven Whitman from Resilience Planning & Design and Forrest Bell and Maggie Kelly-Boyd from FB Environmental.

[The Master Plan Steering Committee | Rye NH](#)

Chair Wright after opening the meeting and the pledge moved to item 3 on the agenda and talked about the Rye 400 Day. Discussion about the day and each member's perspective of how the day went and conversations they had with residents, tourists and those who stopped by the table. Overall, a good day and became clear that not everyone knows what Rye Planning Board does and did not know about the master plan and housing. Suggestions for future events to get the word out. (One T-shirt went to the Mayor of Quebec City)

Pat Losik talked about a project she is working on called "Connect to Protect" with the Conservation Commission and a public forum will be held on October 24th at Rye Junior High.

Maggie first part is the topic discussion Natural Resource and Coastal Adaptation:

Maggie has questions to guide the topic for the committee to consider when talking about Natural Resources: (Physical features, eco systems all scales, etc). As for the coastal resilience, the Town has done a lot already.

Questions for Natural Resources:

1. What natural resources in Rye are most important to the citizens of Rye and sense of Place in Rye?
2. Are the natural resources in Rye well protected? What has good protection? What could be protected better?
3. What is the role of the Town protecting natural resources in Rye?
4. What threats to natural resources are you most concerned about?

Rob Patten beach town, defining characteristics.

Katheryn mentioned the marshes.

Howie said the water, safety about water.

Chair Wright interesting beach, inland marshes then safety of water. What I hear is the semi-rural and when I see a hayfield or a meadow that is what I think of, non-developed parcels in the uplands as much as the beach contribute to the semi-rural of Rye.

Joe agrees with those sentiments land already conserved is pretty well utilized, especially the town forest and recreation area.

Ann stated that people do value the fact that we do have conservation lands.

Gregg would say water, marshes and beach and agree with Rob.

Rob P asked if the land and businesses along RT 1 were considered a resource to the Town, only real business district.

Discussion it is a resource but not a natural. Ask to define natural resources as un-developed land.

Forrest Bell agrees. Consider it as open space.

Pat talks about ground water, aquifer, wells and areas of saltwater intrusion. Model ordinance on water. Water is hugely impactful to our community. Also, Sea Level Rise (SLR) and mapping scenarios.

Ms. Reed talked about the resources, being a beach town and differences.

Dominique Weinbaum, 52 Cable Road talked about Atlantic White Cedars and her efforts.

Maggie wants time to talk about build-out so a quick discussion on resilience. What are top concerns.

Coastal Resilience:

1. What natural hazards are top concern for the Town of Rye?
2. What is the Town's role in increasing coastal resilience?
3. What are any recent challenges Rye has faced in coastal resilience? (specific storms, challenges to take action to increase coastal resilience, etc)
4. What are recent successes the Town has had?
5. How do you envision Rye look in 2050 with respect to coastal resilience.

Chair Wright went first, resilience is both residential housing and Land Use regulations adapt but what should be the character of our beachfront from business use from a residential use in the context of changing environment SLR.

Rob is the sea level rising 1cm per year or 1cm per decade? Question is what data supports the efforts to prepare for SLF 2050?

Discussion on baseline data. The message is that the SLR is more conservative and the estimates are going up and up. Data with some email and bring competing information to answer questions. Practical questions of what we do when it comes to property owners rights and careful.

Maggie in the coastal resilience profile she is hearing it will be important to have different variations and laid out so you can see for the future what the different sources of data say with caveat that it will change 5-10 years from now.

Joe says plan for planning continue to keep eye on what changing. Looking at the questions, what natural hazards and challenges seeing these are general questions we should discuss. Natural resources and what are hazards and what plan to protect them. Do not need specifics nailed down today. Things we can discuss part of this topic.

Howie ask communities south of us? north of us? what are they seeing. Good place to get thumb on the map.

Forrest great examples and sites Hampton good examples what other communities are doing.

Chair Wright says water in many forms, our role creating resilience we have a conservation commission, we are acquiring land, talking about, and looking at what land use regulations ought to be to be more adaptable. Last summer did not have drinking water for 3 weeks, it was scary and an eye opener. Recent successes, past decade paying attention to protecting aquifers and buying more land.

Ms. Reed stated another success is the addition of the SLR scenarios in the Land Development Regs for subdivisions within the SFHA.

Joe goes back to natural resources, coastal storms number one hazard in protecting beaches. Infrastructure standard, long range plan how to protect the beaches. (berms and shale piles)

Ms. Reed states another challenge are people and their expectations.

Maggie moves on to talk about the Build Out and puts a slide presentation on the TV for the committee to follow and paper copies as well. Talk about context how to use the model. Full draft, baseline is complete, but this is a draft. Once encorp your edits finish Phase II. Push alternative scenarios down the road to align with the Master Plan.

Forrest talks about model overview. Assisted with build outs for 15 years in NH and Maine. Perspective what other communities have done. The program is called CommunityViz, build out wizard. Started back in the 1990's in Colorado. Designed to help with planning decisions. Spatial build out. Models are imperfect and limitations of the model. Better looked at town wide scale, support tool rather than parcel scale evaluation. High level planning support tool. Results best used as estimates. What does it look like and what are the impacts.

Maggie how we set it up. Two components development constraints and zoning. Development constraints pulled from GIS then more logically steep slopes, poor soils. Worked with Kim and Kara to make sure had most up to date data. Then the zoning piece takes all the zones and how they differ.

Development Constraints:	Zoning:
<ul style="list-style-type: none"> • existing building place • conserved land • setbacks from wetlands • poorly/very poorly drained • roads 	<ul style="list-style-type: none"> • zones that permit or don't permit for development. • current parcel boundaries • minimum lot sizes • front and side setbacksa

Feed these into efficiency factor that leads to assumptions. Gets to on the ground constraints. Feeds into actual results. Put into the model and it does the math. Get buildable area and projections.

Chair Wright asks how model applies to bottleneck parcels (ie. backlands)

Maggie says it assumes parcel could be subdivided. Model takes into account size of parcel.

Chair Wright asked if forced factor. User design input. 66% and could adjust that.

Forrest used Conway NH model lots unbuildable so made adjustments.

Pat asks way to pull out backlands, parcels not easy to get to.

Maggie can get to zones, assign a zone.

Discussion on back lands with restrictions and constraints.

Gregg asked what the efficiency factor? It is a tool not exact science.

Maggie gets into results. 2 parts: Buildable area and projected new buildings on those area. Buildable area 13% where she thought inline. Map showing hot spots projected new buildings. Model 465 buildings could be placed. Not garages, sheds, it is principal buildings only. RBVD was included. Goes into the map for the key takeaways. Large wetlands complexes and wetland constraints. Rye has a fair amount existing development. Time scope analysis how might these projections play out in Rye.

Maggie, the next steps are to update the build out with comments the committee has and then alternative scenarios later future meeting, flexibility.

Howie asks if there is a % of wetlands for Rye.

Maggie says she can get that data and it is in the NRI>

Chair Wright would like to see bracket the 465 number to toggle on/off factor to help capture the notion of backlands. Like a range.

Maggie said if range more helpful would have to think more about backlands question.

Gregg asks how to account for septic versus non-septic.

Maggie says lot size.

Pat says wonderful, do not need to get more granular, planning tool and backlands and go forward “semi-rural” character. What natural features opens different conversation. What would development backlands do? Talk about wetlands and isolated non-bordering and the setbacks for all wetlands. It is all.

Gregg asks if we have length of cul-de-sacs. Is it an issue.

Maggie if there are no other questions specifically, the next step questions outlined end of build out, what consider next. Alternative scenarios. Plant seed now. Think way present results in the presented community engagement process.

Chair Wright would like a heat map. This groups wants to wait to move forward on the alternative scenarios until we have a heat map. Consideration is waste treatment and how address that especially RT 1 corridor. Need additional input from community. Two things: Backlands and RT 1 buildout looking at watershed. 3 legs of stool driving us forward.

Maggie will take this and send Kim any emails with updates.

Gregg asks SLR, time scope analysis and coincide.

Maggie, they do not take into account SLR. The next is make edits and wait to schedule alternative this winter.

Dominique Winebaum, 52 Cable Rd has 3 points wants to make.

1. US Census was used, consider other methods for more accuracy.
2. Consider Rye Beach Village District.
3. Wells, aquifer protection and consider not accurate.

Close Public.

Steve Whitman couple of things sounds like the 8/19/2023 went well and use the 8/19 materials. Keep in touch with Kim to use data. The website is starting to become more and more your master Plan site. After the Housing needs winds down the website will be more of the master plan. Everything is right on track. Last month last discussion of existing topics. History/Heritage and Recreation.

Chair Wright nexus of collision points, where one goal meets another. Can you start to install this and here are the intersections of divisions. Understanding that may help us with alternate scenarios where it goes. I like to hear opposite opinion against prevailing, I like to hear all the arguments. I want to deal with FACTS. Like to hear them all.

Steve can tell you what your neighbors are doing. What sources they are making.

Ms. Reed stated that Crystal from Resilience has reached out to all the department heads and reached out to committees and boards. She has been working very hard in the background.

Respectfully Submitted,
Kimberly Reed