

**TOWN OF RYE – PLANNING BOARD
MEETING**

**Tuesday, February 8, 2022
6:00 p.m. – Rye Public Library**

***Members Present:* Chair Patricia Losik, Vice-Chair JM Lord, Clerk Steve Carter, Jim Finn, Katy Sherman, Kevin Brandon, Selectmen's Rep Bill Epperson, and Alternate Rob Wright**

***Present on behalf of the Town:* Planning/Zoning Administrator Kimberly Reed**

1. Call to Order

Chair Losik called the meeting to order at 6:00 p.m. and led the pledge of allegiance.

2. Submittal of Applications for Determination of Completeness. (Not a public hearing) If complete, public hearing will immediately follow: Action Required

- a. Rannie Webster Foundation d/b/a Webster at Rye requests a one-year extension of the planning board approvals issued October 20, 2020 for the chair to sign the plans to April 20, 2023. **Property is in the Single Residence District and Aquifer and Wellhead Protection District. Case #01-2022.**

Motion by JM Lord to declare the application by Rannie Webster Foundation d/b/a Webster at Rye as complete and to move to a public hearing. Seconded by Jim Finn. All in favor.

- b. Amendment to the Surf Club of Rye Condominiums approved by the Planning Board on March 12, 2002 by Peter Fregeau for property located at 1196 Ocean Blvd, Tax Map 17.3, Lot 35 to add a shed to unit #2. **Property is in the Business/General Residence, Coastal Overlay District and SFHA, Zones AE and VE. Case #02-2022. Request a continuance to the March meeting.**

Motion by Bill Epperson to continue Case #02-2022 to the March Meeting. Seconded by JM Lord. All in favor.

- c. Driveway application by Stacey Smith for property owned and located at 51 Central Road, Tax Map 12.2, Lot 36, for relief from Section 5: Paragraph F of the Driveway Regulations. **Property is in the Single Residence District. Case #04-2022.**

Motion by JM Lord to declare the driveway application for property located at 51 Central Road as complete and to move to a public hearing. Seconded by Jim Finn. All in favor.

Note: The Planning Board agreed to the request to take the application for 41 Appledore Avenue out of posted agenda order. (There were no objections from other applicants present.)

- Voluntary Lot Merger 41 Appledore Ave, Tax Map 19.4, Lots 48 & 49, **Case #03-2022.**

Chair Losik noted that the Board has documents in their packets, which were put together by Planning Administrator Reed and Eric Weinrieb.

Eric Weinrieb, Altus Engineering, representing the applicant, explained that Alan Cumings' daughter owns a two-bedroom home at the end of Appledore Avenue on the right, which is on Lot 48 on Tax Map 19.4. Alan Cumings owns the lot next door; Lot 49. The septic system for Lot 48 is in need of replacement. There is not a lot of room on that lot, so Mr. Cumings decided to have the lots merged. Mr. Weinrieb noted that they have gone through the process of putting the deeds in both names, as that was one of the requirements to move forward. He also noted there is a preliminary septic design in the packets for an Advance Onsite Solutions (AOS) system. Mr. Weinrieb continued there is a shoreland permit pending. The septic application can't be filed until this process is complete.

Chair Losik read RSA 674:39-a regarding voluntary merger of lots. She noted that Mr. Weinrieb has given guidance on the plan sheet noting that the existing and proposed impervious area for the parcel will remain at 19.5%. The general residence allows up to 30%. The setbacks of the septic are over 21ft.

Mr. Weinrieb explained they're actually further from the property line. Those numbers are from the utility poles, which are actually on the property a fair distance. It's greater than 21ft to the property line. The property is outside the 100ft buffer. Part of the property is in the 150ft buffer, so it needs a shoreland permit from NH DES.

Selectman Epperson clarified this is just for a merger of these two lots. Anything else would have to go to ZBA or back to Planning Board. This doesn't give permission for anything other than merging the lots.

Mr. Weinrieb agreed.

The Board had no concerns with the lot merger request.

Motion by JM Lord to approve the voluntary lot merger for 41 Appledore Avenue, Tax Map 19.4, Lot 48 & 49, pursuant to RSA 674:39. Seconded by Jim Finn. All in favor.

○ **Public Hearings on Applications if they are complete and/or have been continued:**

- A. Rannie Webster Foundation d/b/a Webster at Rye requests a one-year extension of the planning board approvals issued October 20, 2020 for the chair to sign the plans to April 20, 2023. **Property is in the Single Residence District and Aquifer Wellhead Protection District. Case #01-2022.**

Attorney Tim Phoenix, representing Webster at Rye, spoke to the Board. He noted that on October 20, 2020, the Planning Board conditionally approved a Major site Development and Conditional Use Permit for Webster. Under the Town's regulations, both approvals expire on October 20, 2022 if active and substantial development or building has not occurred. The approvals provided that they expire if the chair has not signed the plan as a result of the applicant's failure to meet conditions necessary. He noted that conditions of approval have been attached for both of the approvals. Items 1 through 7 have to be complied with before the chair can sign the plan. This has been reviewed with Eric Weinrieb, engineer for the project, and some have been completed. He pointed out that an escrow agreement has not been signed, DES septic approval has not been received, and the items under 1 are still outstanding. The chair cannot sign the plans until those are done. Many are not done until the project is ready to proceed. The chair's execution of the plan deadline is in April of this year. The expiration of the conditional use and development approvals is in October. Attorney Phoenix pointed out that the project received certain zoning relief from the ZBA. They have gone before the Zoning Board and the relief has been extended to March 16, 2023. The applicants are asking for the Planning Board to grant a year extension of the chair's deadline to sign the plans and a six-month extension of the approvals. This will line up with the extension from the ZBA.

Attorney Phoenix stated that the primary basis for the request is due to Covid. Tom Argue, CEO and Administrator at Webster, wrote that the Center for Medicaid and Medicare Services mandated a Covid-19 pandemic quarantine that prohibited visitors and contractors from entering the building throughout all of 2020 and well into 2021. That delayed setback of the project of well over a year. At the same time, even if it hadn't, it was very difficult to find contractors to do the work, and all the while, prices continued to rise. Websters financial projections for this project started well before the shut down in March of 2020. They have not been able to achieve those projections because of the lockdown.

Attorney Phoenix pointed out that he attached a number of the conditions that Webster has met. However, Webster is not going to be able to comply with the other conditions in time for the chair to sign the plans, so they are requesting a one-year extension. The project will not have active and substantial construction as defined as active and substantial development shall be commencement of excavation for construction of the addition, which is not going to be ready by next fall.

Alternate Wright commented that he completely understands the delay. He asked how the conditions are substantially different now that would allow for Webster to meet the new deadline.

Attorney Phoenix replied it's unsure. There's a possibility that Webster won't make the deadline and will then have to decide whether to ask again or walk away from the project. It was thought it would be proper and reasonable to ask for an extension that mirrors the extension from the Zoning Board.

Selectmen's Rep Epperson asked if there are any changes in circumstances or conditions that would alter the plan.

Attorney Phoenix replied no.

Member Finn stated that he has seen projects delayed across the board by nine months. The reasons have been a combination of financing, contractors not being available and manpower being scarce. He thinks the request for a one-year extension is reasonable.

Alternate Wright asked if there has been any discussion with the contractors about scheduling. He asked if there is any confidence that they are just "waiting in the wings" to start the project.

Rebecca Helm, Webster Board of Trustees Chair, explained they are just now getting into action on this project. The contractors that Webster has spoken with are in pretty much the same situation. Webster is just now starting to deal with the contractors more in terms of moving the project forward. Up until now it's been quite dormant.

Selectmen's Rep Epperson stated he is aware of the hardships that the Webster residents have suffered over the past two years. He can see that construction of a new wing would take a significant back seat to the care and well-being for the residents.

Member Brandon agreed with the points that have been made about the delays. He doesn't think anyone can confidentially say that it will be nine months and everything will breeze through. Without it being something that can be predicted, it should be expected that there may potentially be second and third extension requests depending upon what happens in the future. The supply issues and manpower issues are real. The safety issues around construction in and around vulnerable people under care are probably going to be the upmost.

Chair Losik stated that she appreciates the steps that have been listed that demonstrate there has been progress. Another area to look at is the overall municipal impact for failing to begin in that timeframe. She looked at what is in place now that wasn't in place then and how it could impact the municipality. The Land Development Regs were passed by the Board in February of 2020. Of course, the application was prior to that. The Aquifer and Wellhead Protection Overlay District Ordinance has not changed. The conditions of the project 10 through 19 really relate to the CUP which is tied to that zoning ordinance. From a municipal standpoint, that ordinance was reviewed by Pierce Rigrod of NH DES in 2017 and was passed by the Town in March of 2018. Additionally, the stormwater inspection and maintenance manual include components and drainage features, which are the raingardens and vegetative swale, site best management practice functions and maintenance descriptions, inspection and maintenance checklist, stormwater

system operations and maintenance report form, and site deicing log. The manual also includes some items that now sit in landscaping, which includes fertilizer maintenance, litter control for landscaped areas and control of invasive species. Further, Webster has also worked with Robbi Woodburn, Altus Engineering, Seacoast Turf Care and Danna Truslow on fertilizer standards, which went beyond what was in the ordinance at the time. The new LDR components, specifically climate adaptation and resilience standards, are in regards to coastal and freshwater flooding. In looking at the maps, there is no indication that there will be any impact. This is near Berry's Brook, but that's not applicable.

Hearing no comments from the Board, she opened to the public for comments.

Chris Piela, 25 Mountain View Terrace, stated that when this applicant initially approached the Board, they asked and were approved under the previous land use regulations. His concern is how much of those regulatory changes impact this project. Other projects are being approved now using current standards. Would this be giving this applicant an advantage in some way? It will be grandfathered under previous land use regulations. Mr. Piela continued that he has no issue with the reasoning behind the extension. His concerns are in regards to the regulatory changes and how big the delta is going to be with this extension. He asked how likely this project will commence construction within the next year, given the cost and availability of materials and labor.

Attorney Phoenix stated that the statutory requirements are that a project vests for five years, as long as active and substantial development has occurred within two years. That is after the plan has been recorded and this project doesn't have that yet, so it's not entirely vested. As far as zoning ordinances, the extension has already been received. Attorney Phoenix stated that he looked at the amendments that were passed in 2020. He didn't see anything that would change the outcome of the project. There were no changes that would apply to this project. Moving forward, if there are things that do apply, prior to the chair signing the plan, the project would have to comply.

Brendan Carney, 19 Blueberry Lane, stated that he is present to represent several abutters and to hear the update on the building project for Webster. One concern that was raised by an abutter was that it seems there are ongoing changes in the Town. The project was first introduced in 2017. He thinks many people in the neighborhood would like to see the process revisited under the new regulations.

Attorney Phoenix noted that Mr. Piela and raised some of the same issues and Chair Losik had gone through some of the regulatory changes and whether those would have affected the project in any way. The conclusion was no. The law provides that an approved project is vested for five years, as long as active and substantial development has begun within two years. However, it's vested once the plan is recorded. The project has to still meet seven or so requirements for the chair to sign the plans. It doesn't make sense to do some of the conditions unless it is certain the project is going to move forward. Since the project is not vested by having a plan signed and recorded, if there is something that changes that would lead to a different requirement for

approval, the project would have to meet that requirement. That would all become clear when a building permit is requested.

Chair Losik noted that she looked at the current ordinances; particularly, the changes in the Land Development Regulations. A lot of the project conditions are tied to the Conditional Use Permit. The hurdles for the CUP live within the Aquifer and Wellhead Protection District. That language hasn't changed. She also noted that the ordinance was reviewed by Pierce Rigrod from NH DES thoroughly. The Town passed that ordinance in the Spring of 2018. All of those key components are part of the conditions as they stand now. From the LDR standpoint, stormwater is very similar. What was added is in the climate adaptation and resilience areas, which deals with freshwater and saltwater flooding. She looked at the coastal mapping through U.N.H. Grant to make sure there is nothing that came up in relation to Berry's Brook or other concerns. The other piece is there is now a separate landscaping section, which requires a separate landscape maintenance plan. She pointed out that the Board and Webster spent a lot of time making commitments over and above the steps that were in that statute at that time. She sometimes pulls Webster's landscaping plans out to look at them because they are so generous, as they went a step over and above, in terms of fertilization and utilization, etc.

Chair Losik closed the public hearing at 6:45 p.m.

Vice-Chair Lord stated that he is comfortable that nothing has changed from the original approval. Webster has made very good progress. The delay is understandable, as Covid has impacted everybody and every schedule.

Motion by JM Lord to approve an extension for the Rannie Webster Foundation for a one-year extension of the date for the chair to sign the plans from April 20, 2022 to April 20, 2023; and to grant a six-month extension for when active and substantial development of building must occur from October 2022 to April 2023. Seconded by Jim Finn. All in favor.

- B. Amendment to the Surf Club or Rye Condominiums approved by the Planning Board on March 12, 2002 by Peter Fregeau for property located at 1196 Ocean Blvd, Tax Map 17.3, Lot 35, to add a shed to unit #2. Property is in the Business/General Residential, Coastal Overlay District and SFHA, Zones AE and VE. Case #02-2022. Request a continuance to the March meeting.**

- Continued to the March meeting (see motion above)

- C. Driveway application by Stacey Smith for property owned and located at 51 Central Road, Tax Map 12.2, Lot 36, for relief from Section 5: Paragraph F of the Driveway Regulations. Property is in the Single Residence District. Case #04-2022.**

Stacey Smith, 51 Central Road, explained that they are putting in a new garage. The project has gone before the ZBA and has been approved by them. They are now before the Planning Board for the driveway.

Howard Singer, 51 Central Road, noted that the garage is three bays wide and sits 4ft from the carriage house. The front of the garage is even with the front of the carriage house. The garage is 24ft deep and there's 23ft to the edge of the road. He explained that they had an 18ft wide driveway and a 36ft wide garage, which doesn't work because there's nowhere to turn to get into a bay. They need the driveway to be 36ft wide.

The Board reviewed the plans.

Member Finn clarified the driveway is on Meadow Lane, not Central Road.

Ms. Smith confirmed.

Vice-Chair Lord asked the size of the driveway today.

Mr. Singer replied the one at the front of the house is 31ft wide. He explained that once the project is done, they may cut that driveway down to about half the size.

Selectmen's Rep Epperson asked if there was any discussion about the impervious area on the lot.

Mr. Singer explained that when the variance was received, they included the driveway as being paved with lot coverage of 16.7%. However, they are looking at putting in a permeable surface, as well as maybe replacing the other driveway.

Member Carter asked the length from the base of the garage to the road pavement.

Mr. Singer replied 23ft.

Chair Losik asked the linear distance from the corner of Meadow Lane and Central and the east edge of the driveway. She asked if it's at least a 100ft distance.

Mr. Singer confirmed that it's over 100ft. He commented it's probably 105ft.

Selectmen's Rep Epperson stated the key is that the coverage not exceed 16.7%.

Chair Losik opened to the public for comments. Hearing none, she closed the public hearing at 6:55 p.m.

Chair Losik noted that the applicant is looking for a waiver to 5.E item f, which says the driveway shall have a maximum finish width of 14ft at the property line and flare to a maximum width of 20ft at the road surface.

Mr. Singer noted the flare would be 40ft total, at most.

Selectmen's Rep Epperson asked if there needs to be a flare.

Mr. Singer stated that he is not sure; however, he doesn't want to have to come back to the Board.

Vice-Chair Lord commented there shouldn't be two driveways. If this is approved, it should be one or the other.

Member Finn stated there needs to be some clarity in the drawings. It needs to be clear where the full driveway is going to be with the width. It needs to be known what kind of paving is going to be on the new driveway. He reiterated there needs to be more clarity.

Chair Losik stated the Board would like to see a plan with dimensions. The Board also needs to know the exact measurement from Central Road to the driveway. It has to be at least 100ft.

Vice-Chair Lord stated the Board needs a plan with the garage on it.

Chair Losik commented she does not have enough information to make a decision right now.

Member Wright stated they need to see a better drawing.

Chair Losik agreed. The plan should be to reasonable dimensions so the Board can understand the relationship between the existing driveway and structures to the new driveway and garage.

Member Wright commented the area for permeable and coverage is important.

Mr. Singer explained when they went for variances, they included both driveways together for the lot coverage.

Member Brandon stated that conceptually, he hasn't heard anything objectionable because it's been past the zoning board. However, he couldn't explain what he's being asked to approve because he doesn't have precise measurements. It was acknowledged there is going to be a flare, so at the curb, instead of being 36ft wide, it's going to be 40ft. There needs to be some sort of concrete rendering.

Chair Losik pointed out there's a catch basin right across from the existing driveway. She asked if that drains towards the end of Meadow Lane.

Ms. Smith replied she's not sure.

Chair Losik asked if topography is being changed. She asked how high the new driveway will be raised.

Mr. Singer explained the garage floor will be even with the existing road. There will be a slight pitch in the driveway away from the road.

Referring to the catch basin, Mr. Singer explained the road is pitched towards his property. The property's side of the road does not drain into that catch basin.

Chair Losik stated the Board would like to know where everything is to scale on the plan. She suggested they note what was just said in regards to the topography, which is that there is not going to be a change.

**Motion by JM Lord to continue application #04-2022 to the March meeting.
Seconded by Jim Finn. All in favor.**

3. New Business

a. Visioning Presentation, Update, and Next Steps

Planning Consultant Julie LaBranche gave a presentation regarding the work of the Long Range Planning Committee over the past year. The Long Range Planning Committee members included; Steve Carter (chair), Katy Sherman, Kathryn Garcia, Rob Wright, and ad hoc member Dominique Winebaum, along with Patricia Losik sitting in as an ad hoc alternate. Planning Administrator Kim Reed was also part of the committee as planning coordinator and facilitator for the Town.

The goal of the Long Range Planning Committee (LRPC) 2021 Master Plan Project was to prepare a visioning framework to launch a complete Master Plan update. That consisted of looking in detail at what a Vision Chapter may look and feel like, while exploring different methods, different approaches and strategies towards creating a framework that could help prepare the Planning Board and LRPC to do a complete Master Plan rewrite.

Steps in the Project:

- Decide on approach to conduct community outreach
- Identify how best to conduct community and municipal outreach
- Outline a vision framework for a future comprehensive Master Plan update

Challenges:

- Conduct community and municipal outreach amidst COVID restrictions
- Methods and tools to communicate effectively and safely with the residents and businesses of Rye (surveys, online tools and public workshops when feasible)

Accomplishments of LRPC:

- Developed and implemented 2 surveys to gain input and data collection from the community (207 responses) and municipal staff, boards and committee (19 responses)

- Conducted a 2021 Public Visioning Workshop (105 participants) with facilitation of groups, note taking and workshop handout responses
- Solicited additional community input through the Visioning Workshop input form online and through email distribution (19 responses)
- Drafted a Vision Framework for a comprehensive Master Plan Vision Chapter update

Vision Framework that came out of the work of the LRPC:

Vision Statement:

The Town of Rye's vision is to:

Maintain a semi-rural character while fostering community connections, supporting diverse housing choices, providing equitable services, protecting the environment and natural resources, and striving toward a resilient and sustainable community.

Master Plan Draft Themes:

- Community
- Municipal Operations and Organization
- Land Development and Growth
- Environment, Natural Resources and Sustainability
- Climate Change Adaptation and Resilience

Next Steps to Advance the Master Plan Process:

- Planning Board will decide steps on how to proceed with the Master Plan update process
- Frame elements of what a Master Plan update process might be and steps needed to achieve it
- Solicit quotes for comprehensive Master Plan update or research from other towns
- Prepare a budget for the comprehensive Master Plan update
- Prepare a Request for Proposals for a comprehensive Master Plan update
- Conduct follow up community outreach about the Master Plan update process

2022 Master Plan Timeline:

- ❖ February – LRPC concludes its work on the draft Vision Framework
- ❖ March – Town Meeting Elections
- ❖ April – Planning Board and committee appointments
- ❖ May/June – Committee meets to identify next steps in the Master Plan process
- ❖ June/July – Issue RFQ for Master Plan process or research costs from other towns
- ❖ August – Identify a budget for the Master Plan update
- ❖ September – Propose to the Budget Committee a line item for the Master Plan update
- ❖ October/November/December – Planning Board works through the Budget Committee process

Anticipated outcomes for 2023-2024:

- Warrant article to support the comprehensive Master Plan update
- RFP developed to contract with a consultant for the comprehensive Master Plan update
- 2023-2024 prepare a new Master Plan

Questions from Board and discussion:

Chair Losik stated that Amherst is starting an initiative. They are using a group out of Plymouth that is a single shop who formed a consortium of other disciplines to work together. How is the puzzle solved of who the consultant should be? There are firms who have it all; mapping, science, etc. Then there are single shops or shops like Plymouth. What should the Town go?

Ms. LaBranche replied that Rye is not there yet. The timeline for the Planning Board next steps of May or June will be the time to ask these questions. At that time, there should be discussions about the direction to head in.

Chair Losik asked Ms. LaBranche what she sees, as she has worked for Rye for many years and knows the problems and opportunities.

Ms. LaBranche stated that the Town would probably spend less money to get separate consultants to do different parts. The Town could also pay someone to do the complete project, but it will cost quite a bit of money. Those things have to be weighed out. Part of coming up with a budget proposal will be to have those conversations; asking questions, getting quotes and getting an idea of what is to be accomplished with the Master Plan. Coming up with a strategic list of things to be accomplished as part of the Master Plan is a first step before going out with an RFP for a consultant.

Vice-Chair Lord asked who would manage this process.

Ms. LaBranche replied that she is sure that Planning Administrator Reed would have a hand in managing the process. Also, a general consultant could be hired to help manage the process.

Alternate Wright stated some of these questions will sort themselves based on what the top priorities are deemed to be. Part of the process is very likely to be that there needs to be a dedicated overseer, whether it's in the form of a large consulting firm or an in-house advisor. Probably one of the biggest challenges will be who will coordinate this process.

Member Carter stated the Planning Board's next steps is an important piece. The Board has to agree on what LRPC has presented. After all this work, LRPC thinks a theme-based approach is more integrated and works better in terms of trying to implement something. A theme-based master plan can't be done without doing a full rewrite. LRPC came to the conclusion that if the Town wants a functioning master plan, there needs to be a full rewrite. That's what the LRPC is proposing and it's not an inexpensive venture. The first job of the Planning Board is to decide if they want to do this. Member Carter commented that one consultant makes a lot of sense. He doesn't think the Town has the capacity to manage this. If there are a lot of people doing things, the plan is going to look a lot like what it does right now. It's not going to flow if there is one group writing one chapter and another group writing another chapter. He noted that a lot of data has been collected by LRPC. There will need to be a discussion as to what to do with that data.

Ms. LaBranche stated that the Town would have one main consultant to be the authors of the Master Plan. She pointed out that a local consultant would have local information. She continued that hiring a consultant is a bit of a challenge in that consulting firms come in and don't know anything about the town. They're starting from square one.

Chair Losik commented that when she thinks about the numbers, she gets nervous because the Town has a lot of needs, not just the Master Plan. However, in looking at how master plans are fashioned, she would imagine that when they are constructed well that they carry forward. In looking at Exeter and Stratham, it's a body of work. It's not unwieldy. It's maybe sixty pages of the themes that drive the action. Then there is the baseline information, which can be the demographics. Right now, Rye has chapters where all of that information is infused. When there is rewrite, it will get to be pretty cumbersome.

Ms. LaBranche noted there is a lot of good information in the current master plan, so it shouldn't all be thrown out. However, it could be distilled down into something smaller.

Chair Losik commented that she thinks about the survey that the committee put together. It's not just a check the box. It's rich information.

Referring to the data collected, Ms. LaBranche stated that she doesn't think the consultant would need to go into too much more detail. She did a pretty good summary of the community survey and the workshop information. She's not sure there's more to be had by delving into further detail, unless something comes up.

Ms. LaBranche continued that if the Planning Board anticipates that they want to have a warrant article in 2023 for a master plan update, all the things on the timeline have to happen. If the Planning Board wants to go forward with a 2023 warrant article and a 2024 deadline for a master plan update, everything must be in order for the budget by August. It's really important to keep the timeline in mind every month and to be sure the deadlines are met. By the time August and September come around, the Board should have their "ducks in a row", decisions should have been made and a direction should be known.

Member Carter stated that he thinks it's important that by August they have also brought in the Select Board and someone from the Budget Committee, so they will understand what's being done and that the Planning Board is just not asking for a number.

Ms. LaBranche suggested that the PowerPoint presentation be presented to the Select Board and the Budget Committee.

Planning Administrator Reed noted that the presentation is also going to be posted on the Town's website.

Referring to community outreach, Member Sherman noted that LRPC did everything they could to reach as many people as possible. It's really important that everyone is aware that the committee put a lot of effort into inviting everyone to participate in the surveys and the visioning session. She pointed out that the surveys, visioning sessions, and meetings all take time. It's not going to be done in one day. It is going to cost money to redo the Master Plan. She thinks this is something that Rye has a hard time with, but it's a fact. She would suggest having a consultant. She reiterated that it's important that the community understands how much time went into it this past year.

Ms. LaBranche noted that the one thing that came out of this process, and the committee recognized, is that people were "hungry" and wanted to talk. They wanted a platform to share their ideas and opinions.

Chair Losik commented there was a very strong response to the community survey. She continued that there seems to be an enormous misunderstanding that the Planning Board is late and has not achieved a deadline. Something is wrong with the Town because it has a master plan with a range of periods. For people who work with the Master Plan, there are one hundred pages that are about two years old. Those one hundred pages are what drove the Land Development Regulations update, which was just two years ago in February 2020. She thinks they should be conveying the information that the Planning Board uses the Master Plan a lot. To a certain degree, the chapter structure doesn't lend itself to a vibrant total product. She noted that the Master Plan is a living document that is used by the Planning Board.

Ms. LaBranche stated that some people don't understand the far-reaching implications of not having an updated master plan. The statute says from "time to time" and recommended "every five to ten years". She pointed out that hardly any town does an update every five to ten years. However, the Master Plan feeds into the Capital Improvement Program, along with budgetary and infrastructure investments. A really good master plan is a great tool for going out for grants, as it shows the town has a clear vision and clear goals with objectives. If a town invests in a good master plan, it can be a money maker, as it supports the community's vision.

There was some discussion about the next steps. It was agreed that the Planning Board will review the information and absorb it for further discussion at the March meeting. It was agreed that the March meeting should be changed from March 8th to March 15th, as the 8th is also the date for town meeting. By changing the date of the March meeting, the new planning board will be able to start moving forward on the next steps for the Master Plan.

Chair Losik thanked the Long Range Planning Committee Members, Ad Hoc Member Dominique Winebaum, Julie LaBranche and Kim Reed for all of their hard work and dedication to the project over the past year.

**Motion by Jim Finn to change the March 8th meeting to March 15th.
Seconded by JM Lord. All in favor.**

b. Voluntary Lot Merger 41 Appledore Ave, Tax Map 19.4, Lots 48 & 49, Case #03-2022

- *Taken out of posted agenda order (see minutes above)*

c. Time Limits for meetings

d. Information deadlines/submission deadlines

Chair Losik submitted a memo to the members showing the length of planning board meetings since 2019. The average meeting length is 3.5 hours with the longest meetings being over 5 hours. The Rules of Procedure say that the Planning Board should not be starting any applications or topics after 10:00 p.m. However, the Rules of Procedure were written before the meeting start time was amended. The rules are based on a 7:00 p.m. start time. She noted that the Rules of Procedure can be amended through Rules and Regs. She asked the Board their thoughts on amending the time of the meeting. She asked if the Board should be looking at the agenda about 8:30 to assess what they will be able to get to. She noted that people are exhausted from Covid, as it has gone on and on. She would really like to refresh the Board's starting point.

Member Brandon agreed that Covid has probably amplified what people already feel about meetings, which is that they sometimes just go on too long. He feels that meetings tend to go long because of the number of people on a board and the number of people in attendance. However, sometimes there has been a lot of empty chairs and it's just the board itself, so it's board discipline too. He thinks the Board should discipline themselves with a timeframe that gives meaningful time but keeps things moving along.

Chair Losik agreed. With the public hearings, there's a framework. They should stick to the framework.

Member Finn stated that a meeting going past three hours is becoming ineffective and the Board has a lot of meetings past three hours. He thinks what the Board is very good in the sense that they delve very deeply into things and they're not like a "rubber stamp". He thinks the Board is going to have to take a much harder line. If the Board starts at 6:30 p.m., at 8:30 sharp there should be a motion to finish up the meeting. He suggested that if there are two big applications going on the agenda, the applicants should be given a choice to continue to another meeting before it even gets on the agenda.

Planning Administrator Reed stated that the public is not following the same rules and they sometimes talk on and on.

Member Finn stated that the Board is going to have to take a look at the agenda at the beginning of the meeting to determine what can be covered at that meeting.

Vice-Chair Lord commented there needs to be a written policy, so people will have an idea of whether they are going to be heard or if they can leave. He thinks they need to be careful about

limiting the meetings to three hours because it could force the Board into two meetings per month.

Member Brandon noted that the point is to force more efficiency in the meeting.

Alternate Wright asked if it would make sense to put time estimates on the agenda to put people on notice.

Planning Administrator Reed pointed out there are guidelines for public hearings in the Rules of Procedure. It states thirteen minutes for a presentation by the applicant. That's where the Board fails. Five minutes for questions by the Board and fifteen minutes for abutters' testimony and fourteen minutes of rebuttal and eleven minutes for deliberation. Each application should not take more than sixty minutes.

Vice-Chair Lord stated that with the types of developments there are right now, the application can't be determined effectively in that short of time. It needs to be aired thoroughly by both the Board and the public.

Chair Losik stated she likes Alternate Wright's suggestion. Once the agenda is prepared, they could take a look at the application and approach the applicants for cases that are most likely not going to be heard. She noted that other towns are doing this all the time and they are not having two meetings a month.

Alternate Wright commented that maybe they need to have more rigor in the rules that already apply. There's already a rule that says materials need to be submitted the Tuesday before.

Planning Administrator Reed stated that she agrees they need to hold the line for the applicant. However, it's not just the applicant, it's the Board's consultants that are being hired with the applicant's money. Those submissions are the ones that are usually coming in the day of the meeting. The Board is reading those submissions the day of and that's where the issue comes in.

Vice-Chair Lord stated that he has worked in many towns where the deadline is the deadline. If the applicant can't make the deadline, they are put off until the next month, even if it's an existing project. It pushes out the project, but it gives everyone time to review the information.

Chair Losik noted the application deadline is established by RSA and it's 21 days before the meeting. Then there is the submission of additional information. She saw that back in September, everyone was "fried" because the Board would receive so much information on the day of the meeting. What was happening is that if the applicant's engineer sent in information 10 days before the meeting, it would then go to the Board's consultants and things would start coming into the Board right up to the day of the meeting. She noted that the 10 days has to be moved back, as it's not enough time. The members are getting packages a week ahead of the meeting, but there are still items that come in.

Member Finn stated that the packages should be complete when the members get them.

The Board agreed. It was also agreed that if the meeting starts at 6:30 p.m., the meeting should be wrapped up by 9:00 p.m. There should be a check in at 8:30 p.m. in regards to the applications that are left on the agenda. The Board agreed it would be appropriate for Planning Administrator Reed to tell applicants they are probably not going to be heard based on the number of applications on the agenda to encourage them to put off their case until the following month.

Chair Losik summarized that during zoning hearing months (Nov-Jan), they may need to schedule a second meeting if needed. An assessment will be made at meetings at 8:30. The Rules of Procedure language will be tightened. Planning Administrator Reed will look at a roll back day for the additional information.

4. Committees

- **Long Range Planning**
(See presentation above)
- **TRC**
(No updates)
- **Rules and Regulations**
(No updates)

5. Other Business

a. Approval of Minutes

- **November 9, 2021**

The following corrections were noted:

- It should be noted in the minutes that where it refers to GO monitoring wells (Pages 3, 4, 5 and 9), it should be **GEO**.
- Page 3, 1st sentence should read: **The wells were sampled for PH temperature, dissolved oxygens and specific conductance.**
- Page 3, 2nd to last paragraph, 4th sentence should read: **For example, Berry's Brook is now showing surface and subsurface water as containing contaminants.**
- Page 4, 2nd to last paragraph, 5th sentence from bottom should read: **The average precipitation is 50 inches per year and about 50% of that will infiltrate.**
- Page 5, 4th paragraph, 2nd sentence should read: **He also pointed out that there are couple of monitoring wells that are not shown. They were installed many years ago.**

- Page 6, 4th paragraph, 5th sentence should read: **The architecture has been modified slightly, due to the discussion at the last meeting regarding the size of the units.**
- Page 9, 3rd paragraph, last sentence should read: **She asked Ms. Truslow to talk about why other types of modeling have been used and why she agrees or doesn't agree with the mass balance approach**
- Page 10, 1st paragraph, 2nd sentence should read: **He thinks the maintenance scheduled should be shortened, at least for a couple of years.**
- Page 12, the motion at the top of the page should reflect the date of **December 14, 2021.**
- Page 12, last paragraph, 5th sentence should read: **Some of the concerns that the Board has come up against in the last few projects is density, massing, spacing, etc.**
- Page 19, 1st paragraph, last sentence should read: **She continued that there has been discussion in regards to retaining walls for a number of years, to a certain degree because of some of the cases that come out of ZBA.**
- Page 21, 2nd paragraph, 2nd sentence should read: **The units might be something that would be more amenable to an empty nester or older couple.**
- Page 24, under 'Rules and Regulations' it should read: **Chair Losik acknowledged the work of the Rules and Regs Committee: Kevin Brandon, Kim Reed and Nicole Paul.**

**Motion by Steve Carter to approve the minutes of November 9, 2021, as amended.
Seconded by JM Lord. All in favor.**

- **November 30, 2021**

The following corrections were noted:

- Page 1, last paragraph, 4th sentence should read: **Aquarion has a water main in the Town of Rye that was only used to service the Hector's Restaurant and the hotel that was next to it.**
- Page 5, 2nd paragraph, 2nd sentence should read: **In practice, it sounds like this is an incurrence test as to whether they meet the workforce housing income standard.**
- Page 5, last paragraph, 2nd sentence should read: **Because they are buying it at a reduced price, probably barely the cost of construction, they can't make a big profit ten years down the road when they sell.**
- Page 13, 1st paragraph, 2nd sentence should read: **It was the decision of the Board to not add that condition.**
- Page 13, under #2 it should read: **It was agreed to revise the condition to state:**

**Motion by Steve Carter to approve the minutes of November 30, 2021, as amended.
Seconded by JM Lord. All in favor.**

- **December 14, 2021**

The following corrections were noted:

- Page 3, 4th paragraph from bottom, 2nd sentence from bottom should read: **As far as the 10ft separation goes, it has nothing to do with narrow frontage lots.**
- Page 3, 3rd paragraph from bottom, 1st sentence should read: **Corey Colwell, TF Moran, noted that a lot of projects in Rye put before the Zoning Board have driveways within 10ft of the property line, but the driveway is being altered.**
- Page 9, 3rd paragraph from bottom, 4th sentence should read: **However, they can still work out the access to the existing perimeter drive, which is only another 150ft.**
- Page 12, 3rd paragraph from bottom should read: **Member Sherman asked if Benchmark has to access the emergency valve if there is a fire.**
- Page 31, 2nd paragraph, 2nd sentence should read: **One of the single-family homes has been eliminated and the other three are in the approximate location they were with appropriate commercial buffer to the south.**

**Motion by Steve Carter to approve the minutes of December 14, 2021, as amended.
Seconded by JM Lord. All in favor.**

- **January 6, 2022**

The following corrections were noted:

- Page 3, 9th paragraph, 2nd sentence should read: **Typically, there wouldn't be a need because it's a sprinklered building and it's compartmentalized.**
- Page 5, 4th paragraph from bottom, 1st sentence should read: **Superintendent Jones explained that the volume is actually higher.**
- Page 14, 2nd paragraph, 2nd sentence from bottom should read: **If it hasn't happened by the time both projects are ready to go in the ground, the water line would be brought across the road.**
- Page 15, 6th paragraph, 1st sentence should read: **Mr. Garrepy stated Mr. Coronati's condition makes sense, but there has to be an "or".**
- Page 16, 4th paragraph from bottom, 2nd sentence should read: **To a certain extent, the developer is "off the hook".**

Motion by Steve Carter to approve the minutes of January 6, 2022, as amended. Seconded by JM Lord. All in favor.

- **January 11, 2022**

The following corrections were noted:

- Page 4, 5th paragraph from bottom, last sentence should read: **They're really backed up, so that process may take time.**

Motion by JM Lord to approve the minutes of January 11, 2022, as amended. Seconded by Steve Carter. All in favor.

b. Escrows: December 2021 and January 2022

Motion by JM Lord to pay the following escrows for December 2021:

- **Hector's Site - Sebago Technics \$491.25; Danna Truslow \$660.00; CEI \$1,564.00;**
- **Benchmark Property – Sebago Technics \$491.25; Danna Truslow \$600.00; CEI \$1,564.00;**
- **Stoneleigh – Sebago Technics \$427.42; and**
- **1244 Washington Road – Sebago Technics \$650.43**

Seconded by Jim Finn. All In favor.

Motion by JM to pay the following escrows for January 2022:

- **Stoneleigh – Sebago Technics \$709.12**
- **Hector's Site – Sebago Technics \$262.00; Sebago Technics \$292.50; Danna Truslow \$840.00; Attorney Michael Donovan \$5,662.35; Attorney Michael Donovan \$1,850.25;**
- **Benchmark – Sebago Technics \$325.00; Danna Truslow \$900.00; Attorney Michael Donovan \$1,874.45; Attorney Michael Donovan \$2,090.25;**
- **1244 Washington Road – Sebago Technics \$734.87;**
- **Airfield Drive – Sebago Technics \$933.70; and**
- **Pierce Condo Conversion – Attorney Michael Donovan \$700.00**

Seconded by Jim Finn. All in favor.

6. Communications

- **Follow up on Mr. Borne's letter and Chair responses**
Not addressed as Mr. Borne was not in attendance at meeting.

Adjournment

Motion by Bill Epperson to adjourn at 8:56 p.m. Seconded by JM Lord. All in favor.

Respectfully Submitted,
Dyana F. Ledger

PLANNING BOARD

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner: Allen Cumings and Brittany Cumings

Property: 41 Appledore Avenue, Tax Map 19.4, Lots 48 & 49
Property is in the General Residence District

Application case: Case #03-2022

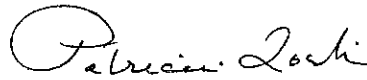
Application: Voluntary Lot Merger

Date of decision: February 8, 2022

Decision: The Board voted unanimously to grant the voluntary lot merger for 41 Appledore Avenue Tax Map 19.4, Lots 48 & 49.

2-17-22

Date



Patricia Losik, Chair
Rye Planning Board

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 703 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30 day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

PLANNING BOARD

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner: Rannie Webster Foundation d/b/a Webster at Rye

Property: 795 Washington Road, Tax Map 11, Lots 52 & 6
Property is in the Single Residence District and Aquifer & Wellhead Protection District


Application case: Case #01-2022

Application: Rannie Webster Foundation d/b/a Webster at Rye Requests a one-year extension of the planning board approvals issued October 20, 2020 for the chair to sign the plans to April 20, 2023. **Property is in the Single Residence District and Aquifer and Wellhead Protection District. Case #01-2022.**

Date of decision: February 8, 2022

Decision: The Board voted unanimously to grant the extension per NHRSA 674:39 for one year from date from the chair sign the plans from 4-20-2022 to 4-20-2023 and to a six-month extension of the active and substantial development 10-2022 to 4-2023.

2.17.22
Date



Patricia Losik, Chair
Rye Planning Board

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see Article VII, Section 703 of the Town of Rye Zoning Ordinance. Any work commenced prior to the expiration of the 30 day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

PLANNING BOARD

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner:

Stacey Smith

Property:

51 Central Road, Tax Map 12.2, Lot 36
Property is in the Single Residence District

Application case:

Case #04-2022

Application:

Driveway application by Stacey Smith for property owned and located at 51 Central Road, Tax Map 12.2, Lot 36 for relief from Section 5: Paragraph F of the Driveway Regulations. **Property is in the Single Residence District. Case #04-2022**

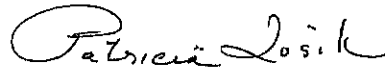
Date of decision:

February 8, 2022

Decision:

The Board voted to continue the application to the March meeting and requests the applicant return with more detailed drawings of the location of the proposed driveway.

2-17-22
Date



Patricia Losik, Chair
Rye Planning Board

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 703 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30 day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

PLANNING BOARD

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner:

Peter Fregeau

Property:

1196 Ocean Blvd, Tax Map 17.3, Lot 35 unit #2
Property is in the Business/General Residence District and the Coastal Overlay District and SFHA, Zones AE and VE.

Application case:

Case #02-2022

Application:

Amendment to the Surf Club of Rye Condominiums approved by the Planning Board on March 12, 2002 by Peter Fregeau for property located at 1196 Ocean Blvd, Tax Map 17.3, Lot 35 to add a shed to unit #2. Property is in the Business/General Residential, Coastal Overlay District and SFHA, Zones AE and VE. Case #02-2022.

Date of decision:

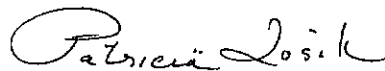
February 8, 2022

Decision:

The Board voted to continue the application to the March meeting and requests the applicant fill out a waiver form for each waiver requested.

2-17-22

Date



Patricia Losik, Chair
Rye Planning Board

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 703 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30 day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

TOWN OF RYE, NEW HAMPSHIRE

MASTER PLAN VISION FRAMEWORK

PURPOSE

The Town of Rye Master Plan shall serve as an informative, guiding and enabling document for the purposes of governance and decision making, capital investments and budgeting, regulatory approaches, long range planning, and fostering a cohesive and connected community.

RSA 674:1-3 charges the Planning Board with updating the Master Plan from time to time, with revisions recommended every five to ten years. The Planning Board is responsible for maintaining and updating the Master Plan. **This update process often includes the following activities in the community:**

- conduct public input and community engagement activities
- evaluate town policies, practices, capital investments and staffing
- review zoning ordinances, land development regulations and resource protection practices
- evaluate capital investments and needs of municipal departments and services
- explore emerging issues of local, regional/coastal and statewide importance

VISION STATEMENT

The Town of Rye's vision is to:

Maintain a semi-rural character while fostering community connections and diversity, supporting diverse housing choices, providing equitable services, protecting the environment and natural resources, and striving toward a resilient and sustainable community.

MASTER PLAN THEMES AND GOALS

The Master Plan is organized around 4 major themes expressed through public engagement as described below. These four themes will be explored in detail in the Master Plan, cross-connections will be identified, recommendations will address the major topics identified through the public engagement and input process, and action items will be detailed in an Implementation Plan.

COMMUNITY

GOAL: Provide services and access to tools and amenities that create and foster connectivity, engagement, communication and trust across all age groups and users.

GOAL: Launch town wide and neighborhood initiatives to bring people together for conversation, discussion of issues and ideas, and sharing of challenges and needs.

MUNICIPAL OPERATIONS AND ORGANIZATION

GOAL: Inform citizenry about government functions.

LAND DEVELOPMENT AND GROWTH

GOAL: Adopt zoning ordinances and land development regulations that protect the town's semi-rural character.

GOAL: Review zoning ordinances and land development regulations, and their enforcement, to minimize negative costs and impacts to the town and its resources and to property owners.

ENVIRONMENT, NATURAL RESOURCES & SUSTAINABILITY

GOAL: Advance policies, initiatives and investments that protect environmental assets and maintain natural resource services.

GOAL: Support actions that facilitate sustainability across municipal governance and facilities management, and policies, facilitate community engagement, and coordinate across municipal boards, commissions and committees.

CLIMATE CHANGE ADAPTATION AND RESILIENCE

GOAL: Enact long range planning actions that preserve coastal integrity, strengthen community resilience and adaptation opportunities, and minimize impacts to the built and natural environments.

GOAL: Address existing climate related impacts to infrastructure and property from coastal storms and sea-level rise flooding, water quality and resources and other impacts.

SUMMARY OF NOVEMBER 2021 VISION SESSION WORKSHOP AND PUBLIC INPUT FORMS

Following is a summary of input from the November 2021 Master Plan Vision Session Workshop and from the Public Input Forms distributed at this event and afterwards. The workshop and input forms were organized by four categories: Strengths, Weaknesses, Opportunities and Threats.

NOTE: This public input will be used to develop topic specific recommendations and action items as part of an Implementation Plan and may or may not be included as part of the Vision Chapter or further condensed/consolidated into specific GOAL statements as part of the future Master Plan update.

STRENGTHS	Beaches/Ocean, Low Tax Rate, Increased Property Value, Conserved Lands/Open Space, Rural Character, Seacoast Location, Proximity to Amenities and Services; Rural Character, Strong Land Development Regulations, Recycling Composting and Swap Shop, Schools and Library Services
WEAKNESSES	Cell Phone/Internet Service, Traffic Management, Enforcement of Regulations, Gathering Spaces, Affordable and Workforce Housing, Sewer Expansion, Stormwater and Flood Management, High Number of Zoning Variances, Sidewalks/Off-road Connectivity for Cyclists and Pedestrians, Lack of Commercial Businesses and Services, Airbnb rentals, Long-Term Planning and Implementation, Beach Traffic and Lack of Parking Fees, Lack of Diversity, Septic System Failures and Water Quality Impacts
OPPORTUNITIES	Town Center Plan, History and Rural Character, Strengthen Enforcement, Connectivity for Non-motorists, Affordable and Workforce Housing, Route 1 Development, Septic System Education, Renewal Power Education, Sewer Expansion, Long Term Master Planning, Open Space/Land Conservation, Sidewalks and Off-Road Connections, Traffic Calming and Safety, Coastal Management Sea-Level Rise and Flood Protection Education
THREATS	Sea-Level Rise and Coastal Flooding, Wetlands Impacts, Needs of Aging Population and Youth, Water Quality and Resource Protection, Natural Resource Protection/Management, Route 1 Development, Population Growth and Development, Strengthen Regulatory Enforcement and Inspections, Lack of Affordable Housing, Short-Term Rentals

**PLANNING BOARD
LONG RANGE PLANNING SUBCOMMITTEE
2021 MASTER PLAN PROJECT**

**VISIONING FRAMEWORK TO LAUNCH
A COMPLETE MASTER PLAN UPDATE**

Town of Rye Planning Board

February 8, 2022



LONG RANGE PLANNING SUBCOMMITTEE 2021 MASTER PLAN PROJECT

PREPARE A VISIONING FRAMEWORK TO LAUNCH A COMPLETE MASTER PLAN UPDATE

STEPS IN THE PROJECT

- Decide on an approach(es) to conduct community outreach
- Outline a Vision framework for a future comprehensive Master Plan update [e.g. theme based or chapter based]
- Identify how best to conduct community and municipal outreach

THE CHALLENGE

- Conducting community and municipal outreach amidst COVID restrictions
- Methods and tools to communicate effectively and safely

WHAT DID THE LRPC ACCOMPLISH

- Developed and implemented **2 surveys** to gain input and data collection from the community (**207 responses**) and municipal staff, boards and committees (**19 responses**)
- Conducted a **2021 Public Visioning Workshop (105 participants)** with facilitation of groups, note taking and workshop **handout responses**
- Solicited additional community input through the Visioning Workshop **input form online and through email distribution (19 responses)**
- Drafted a Vision Framework for a comprehensive Master Plan Vision Chapter update

RYE COMMUNITY SURVEY: Question #2 in a Word Cloud format

Q2 When you think of Rye in 5-10 years from now, what would you like to see?

including coffee shop biking rural feel needs family friendly atmosphere repair open board
general store residents new historic Preservation Great water protect traffic work maintain
stays activities quaint Space natural small town possible small resources

sidewalks restaurants parking community center housing

community gathering less children development businesses

schools today town center one community

change Rye commercial town preserve building big

beach without see trails open space events roads

young people families young families better large center place

less development balancing safe field affordable housing 1A feel think

homes way land Stop small town feel facilities opportunities service people Continued

beautiful Sewer bike lanes s keep minimal development lots downtown area library
sidewalks bike lane greener areas

VISION FRAMEWORK

VISION STATEMENT

The Town of Rye's vision is to:

Maintain a semi-rural character while fostering community connections, supporting diverse housing choices, providing equitable services, protecting the environment and natural resources, and striving toward a resilient and sustainable community.

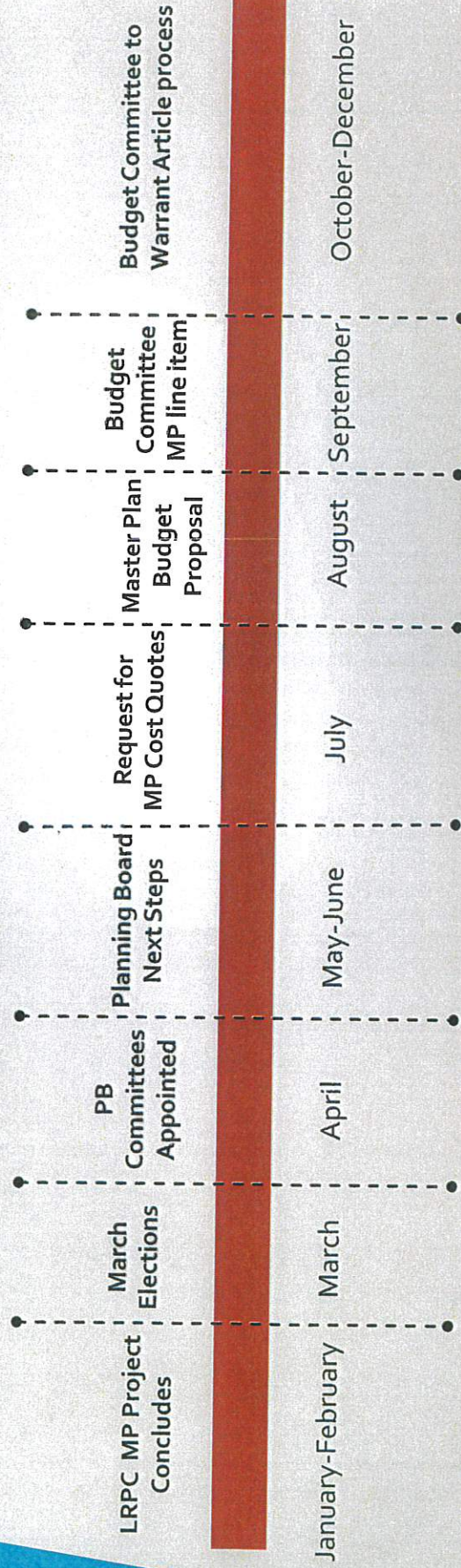
MASTER PLAN DRAFT THEMES

- COMMUNITY
- MUNICIPAL OPERATIONS AND ORGANIZATION
- LAND DEVELOPMENT AND GROWTH
- ENVIRONMENT, NATURAL RESOURCES AND SUSTAINABILITY
- CLIMATE CHANGE ADAPTATION AND RESILIENCE

NEXT STEPS TO ADVANCE THE MASTER PLAN PROCESS

- Planning Board will decide steps on how to proceed with the MP update process
- Frame elements of what a Master Plan update process might be and steps needed to achieve it
- Solicit Quotes for Comprehensive Master Plan update or research from other towns
- Prepare a budget for the comprehensive Master Plan update
- Prepare a Request For Proposals for a comprehensive Master Plan update
- Conduct follow up community outreach about the Master Plan update process

2022 MASTER PLAN FORWARD TIMELINE



Master Plan Update Anticipated Outcomes for 2023-2024

RFP Developed, contract with consultant
2023-2024 Preparation of Comprehensive Master Plan Update

2022 MASTER PLAN FORWARD TIMELINE

This will be in a graphic format with a bar showing the timeline and tasks outlined below:

February 2022 – LRPC subcommittee concludes its work on the Draft Vision Framework

March 2022 – Town Meeting Elections

April 2022 - Planning Board and Committee/Subcommittee appointments

May – June 2022 - Committee/Subcommittee meets to identify Next Steps in the Master Plan Process

June – July 2022 – Issue Requests for Quotes for Master Plan process or research costs from other towns

August 2022 – Identify a budget for the Master Plan Update

September 2022 – Propose to the Budget Committee a line item for the Master Plan Update

October – December 2022 – Planning Board works through the Budget Committee process

Anticipated outcomes for 2023-2024:

- Warrant Article to support the comprehensive Master Plan Update
- RFP Developed to contract with a consultant for the comprehensive Master Plan update
- 2023-2024 Prepare the new Master Plan

RYE MASTER PLAN VISION WORKSHOP 11/10/2021

SUMMARY OF ROUNDTABLE DISCUSSIONS AND PUBLIC INPUT FORMS

The Master Plan Vision Workshop used the following **SWOT** format described below to collect insights and input from participants.

Strengths – positive outcomes; “win-win” for multiple outcomes and benefits; current policy, regulation and planning that have achieved positive outcomes

Weaknesses - improvements, new ideas and approaches needed, under-performing facilities, policies, management strategies or regulations

Opportunities – ways to modify current policy, regulation and planning to enhance positive outcomes

Threats – past and current trends that have created unintended or undesirable outcomes or impacts

DISCUSSION TOPICS

Participants were asked to use the SWOT format in responding to the following three discussion topics.

OUR COMMUNITY

Needs of the community, needs of citizens including all socio-demographic groups, town services and support for them

OUR LAND DEVELOPMENT AND GROWTH

Recent development trends, current zoning impacts and benefits to the community, environmental and natural resource consequences of land development today and into the future

OUR ENVIRONMENT AND CLIMATE CHANGE ADAPTATION AND RESILIENCE

Environment, Natural Resources, Climate Change Adaptation and Resilience, and Community Sustainability

OVERVIEW/SUMMARY OF MAJOR THEMES AND ISSUES ACROSS DISCUSSION TOPICS

STRENGTHS

Beaches/Ocean, Low Tax Rate, Increased Property Value, Conserved Lands/Open Space, Rural Character, Seacoast Location, Proximity to Amenities and Services; Rural Character, Strong Land Development Regulations, Recycling Composting and Swap Shop, Schools and Library Services

WEAKNESSES

Cell Phone/Internet Service, Traffic Management, Enforcement of Regulations, Gathering Spaces, Affordable and Workforce Housing, Sewer Expansion, Stormwater and Flood Management, High Number of Zoning Variances, Sidewalks/Off-road Connectivity for Cyclists and Pedestrians, Lack of Commercial Businesses and Services, Airbnb rentals, Long-Term Planning and Implementation, Beach Traffic and Lack of Parking Fees, Lack of Diversity, Septic System Failures and Water Quality Impacts

OPPORTUNITIES

Town Center Plan, History and Rural Character, Strengthen Enforcement, Connectivity for Non-motorists, Affordable and Workforce Housing, Route 1 Development, Septic System Education, Renewal Power Education, Sewer Expansion, Long Term Master Planning, Open Space/Land Conservation, Sidewalks and Off-Road Connections, Traffic Calming and Safety, Coastal Management Sea-Level Rise and Flood Protection Education

THREATS

Sea-Level Rise and Coastal Flooding, Wetlands Impacts, Needs of Aging Population and Youth, Water Quality and Resource Protection, Natural Resource Protection/Management, Route 1 Development, Population Growth and Development, Strengthen Regulatory Enforcement and Inspections, Lack of Affordable Housing, Short-Term Rentals

OUR COMMUNITY

Needs of the community, needs of citizens including all socio-demographic groups, town services and support for them

STRENGTHS – positive outcomes; “win-win” for multiple outcomes and benefits; current policy, regulation and planning that have achieved positive outcomes	PUBLIC WORKSHOP INPUT	PUBLIC INPUT FORMS	COMMON THEMES
	<ul style="list-style-type: none"> ▪ [Table#1] Historical essence; safety, good Police Department, doors unlocked and Emergency Management; friendly rural, location in Seacoast and beaches; “it’s like heaven”; schools, library, passionate people; town transfer station; sense of community, volunteers, good gathering spots; access to healthy clean water; low taxes; town run well ▪ [Table #2] outdoor areas and semi-rural; community participation; respect for property rights; schools, library, historic town center, town forest, recreation; conscientious about homes; town deliberative session; dog friendly, beaches, Little League ▪ [Table #3] Schools, outdoor spaces; caring people; small town feel; library; historical awareness in community ▪ [Table #4] small town feel; low tax rates; seacoast and beaches; library and youth services; civic minded dedication; low crime rate; community groups – Rye Art, joint meetings, Garden Club; state parks and trails; Webster @ Rye? ▪ [Table #5] low taxes, nice community; conservation cooperation; speed limit signs; school system, tight knit community; land use regulations; public access to beaches; active vibrant library; volunteers with professional backgrounds; recreational fields ▪ [Table #6] near ocean and Portsmouth; interconnectedness; community involvement; low crime; effective zoning ▪ [Table #7] library, ocean, thriftiness, town government/management; schools, student programming and PTA; keep open spaces and farms; location to everything; wealthy town with \$ resources; Odiorne State Park 	<ul style="list-style-type: none"> ▪ Beach, schools, volunteers, workers loyalty and commitment ▪ Land conservation and open space ▪ Caring people, small town feel, outdoor spaces, good schools, accessible beaches ▪ Neighborliness, peace and quiet, natural beauty, open spaces, dark night skies, town hall, TD Bank acquisition, library open space ▪ Strong action groups vs. development, cooperation with land use boards to educate ▪ School system, supportive parental groups (e.g. PTA school board, REF) ▪ Schools, programs for children and families, library, recreation ▪ Ocean, open spaces ▪ Beaches, elementary school, library youth services ▪ Forests, dog friendly, Library ▪ Low taxes, nice community, good services ▪ Schools/community tight knit, low taxes, recreation and woods, beaches, small town relationships ▪ Speed limits are slow ▪ Ocean, library, open space ▪ Schools, historic town center, library, government deliberative session, Goss Farm, Little League ▪ Lots of local talent, low taxes, land use regulations ▪ low tax rate, quality schools and library, dedicated caring citizens, low crime and sense of safety, social engagement opportunities, 	<p>Beaches/Ocean</p> <p>Low Tax Rate</p> <p>Community and Civic Life</p> <p>Rural Character and Safety</p> <p>Conserved Lands, Open Spaces, Farms</p> <p>Low Tax Rate</p> <p>Schools</p> <p>Strong Land Use Regulations/Library Services</p>

WEAKNESSES – improvements, new ideas and approaches needed, under performing facilities, policies, management strategies or regulations	PUBLIC WORKSHOP INPUT	small town feel, youth services, beach access and not parking fees PUBLIC INPUT FORMS	COMMON THEMES
	<ul style="list-style-type: none"> ▪ [Table #1] Poor cell phone service and ability to communicate to everyone at once; lack of diversity; no sidewalks for pedestrians and cyclists, safety for kids; traffic and speed, congested roads; cost of housing and affordable housing; open space (would like more woods); water pressure; Building Department needs help ▪ [Table #2] need gathering place in town center (coffee shop, park); lack of compromise/vision; progress slow; poor cell and internet services; hard to get around without a car; not mindful about community investment; roads are like a maze; increase space for recreation ▪ [Table #3] challenges to using/monitoring access to public spaces, potential for community conflict; lack of community gathering places; limited public recreational spaces; people operate in silos; commercial uses at public beaches; opportunities for public events (Parsons, Goss Farm); potential to develop commercial “gathering” spaces such as a “downtown campus” ▪ [Table #4] lack of transparency; affordable housing for young and seniors; management of physical buildings; public transportation and connectivity, bike trails, sidewalks; diversity; zoning board rules; clarity of town information; Conservation Commission advisory only ▪ [Table #5] sidewalks, include young families and more inclusive of users; beaches, traffic and parking; more fun opportunities (at beaches); few engagement opportunities; lack cell phone coverage; hostility at beaches; lack of town center; road maintenance, collapse; lack of commercial entities at town center 	<ul style="list-style-type: none"> ▪ Groups criticizing/not helping/empty complaints, not charging for parking ▪ Cell phone reception ▪ Enforce no drinking on beaches, limit commercial business use of beaches, limit beach parking on residential streets, overspending town budget and on schools ▪ Beach traffic and speeding, traffic calming, parking, substance abuse, commercial overuse ▪ Gathering places, alternative town management ▪ Little engagement outside from school, silos, speeding, lack of sidewalks ▪ Town meeting participation, lack of diversity, commercial activity ▪ Metered parking at beaches, ▪ Sidewalks, community center and gathering spaces, traffic speeding ▪ Staff space in library, spaces for teens, no park ▪ Sidewalks, better roads ▪ Council on Aging, community center for seniors ▪ More fundraising events ▪ Lack of diversity ▪ Few gathering spaces for adults and children, no general store, lack of compromise ▪ Sidewalks, lack of communication among boards and workflow issues ▪ Lack of diversity, prepare youth for global citizenship ▪ Lack of transparency, affordable housing for youth and elderly, bike lanes and sidewalks, lack of diversity, adversarial planning board, lack of clarity of town issues and processes 	<p>Town Center amenities</p> <p>Cell Coverage/Phone Service</p> <p>Recreational Spaces</p> <p>Spaces for Gathering and Public Events</p> <p>Affordable Housing</p> <p>Connectivity – Sidewalks and Off-Road for Cyclists, Pedestrians and Children</p> <p>Beach Parking</p> <p>Lack of Commercial Businesses and Services</p> <p>Beach Traffic/Lack of Parking Fees</p> <p>Lack of Diversity</p>

	<ul style="list-style-type: none"> ▪ [Table #6] meeting place, town center, gathering location; affordability; town government/BOS > 3 persons; bike lanes, safe for walking, children ▪ [Table #7] cell phone service; regulations; lack of commercial businesses; not charging for parking at beaches; participation in town meeting and town government; cost of housing; lack of action on emerging issues; town website needs work 		
OPPORTUNITIES – ways to modify current policy, regulation and planning to enhance positive outcomes	PUBLIC WORKSHOP INPUT <ul style="list-style-type: none"> ▪ [Table #1] Re-route traffic on Wallis and Washington Roads; sidewalks, traffic flow, enforcement of speed limit (decrease speeds), egress and access to from town; expand sewer service; improvements to town center; affordable housing; gathering spots, flipping weakness into positive for town center; gazebo at Parsons ▪ [Table #2] historic town center; transportation – shuttle bus, safe bike and pedestrian paths and routes, traffic calming especially near schools; welcome diverse families; socioeconomic and age groups; embrace history and future (newcomers, clubs, pre-school), Little League, churches) ▪ [Table #3] working with commercial entities for beach use (public land) ▪ [Table #4] recreation department; community power; beach parking; cell towers, expand technology to allow cable-tv and cell; workforce accommodations, change regulations; trauma training; self-driving cars; tennis court/pickle court ▪ [Table #5] a new dog park; all boards communicating better; community center; envision where Rye wants to be; church used more as a community resource; increase safety on roads ▪ [Table #6] sidewalks; dimensional requirements; balance with resources; town center/library common ▪ [Table #7] ADA walkways to beaches; lack of diversity; keep regulations local; workforce housing; professional town government 	PUBLIC INPUT FORMS <ul style="list-style-type: none"> ▪ Charge for parking, limit commercial activity ▪ Keep land in current use ▪ More community interaction with boards ▪ Community center, general store, ice rink ▪ Sidewalks, workforce housing ▪ Tennis and pickleball ▪ Outdoor classroom/performance area, traffic calming ▪ Dog park ▪ Council on Aging, senior center ▪ More electric street signs ▪ Add parking meters at beaches, workforce housing ▪ Parsons Field for activities and gathering, long term planning ▪ Community input ▪ Increase beach parking for residents, more workforce housing, cell tower service and expand cable options 	COMMON THEMES <p>Town Center</p> <p>History and Rural Character</p> <p>Sidewalks and Traffic Safety/Calm Management</p> <p>Cell Service</p> <p>Affordable/Workforce Housing</p> <p>Community Gathering Spaces</p> <p>Beach Parking Fees</p> <p>Long-term Planning</p>

THREATS – past and current trends that have created unintended or undesirable outcomes or impacts	PUBLIC WORKSHOP INPUT	PUBLIC INPUT FORMS	COMMON THEMES
	<ul style="list-style-type: none"> ▪ [Table #1] Climate change; lack of affordable housing; livability; beaches overcrowded, threatening rural character; fear of traffic volumes and use of cut-throughs; more services; too much development; short-term rentals; balance development with services; enforce zoning; water quality ▪ [Table #2] Execution of plan [master plan]; aging population, lack of young families and impact of funds for school budget; Airbnb and short-term rentals, “transient” neighbors; over building; beach rentals, “transient” environmental changes; the “big squeeze” ▪ [Table #3] environmental changes; the “big squeeze” sea-level rise, increased popularity and access may overrun/use ▪ [Table #4] too many ZBA variances and PB waivers; overcrowding and density; lack of diversity; lack of housing; water quality and septic issues; recognition of existing resources; tidal flooding at beaches; litter; cell phone coverage ▪ [Table #5] over-building; expensive real estate; loss of open spaces; water quality; traffic; participation in town government; aging population ▪ [Table #6] affordability; control beach traffic in residential areas; high road traffic speeds, unsafe for cyclists; town too popular?; cell phone service; climate change, water quality, beach erosion ▪ [Table #7] town sewer would open flood gates to development; lack of protection for historic structures outside historic district; bacteria in ocean; over-development; home prices; lack of enforcement to monitor septic systems 	<ul style="list-style-type: none"> ▪ Aging population, volunteers tired of complainers ▪ Over development/larger homes, town spending, lack of enforcement of zoning and regulations, too many zoning variances, free parking on Route 1A, lack of protection of historic properties ▪ Aging community, barrier to entry, over development ▪ Ocean, lack of communication/movement on issues ▪ Drinking water ▪ Over building and overpriced homes, no execution of plan with polarization undermining progress, short term rentals ▪ Over building, over taxing services, schools, beaches ▪ Increase expense of real estate, affordable homes, decreasing school population ▪ High traffic speeds on Route 1A ▪ Keep regulations local and protect historic district ▪ Short term AirB&B rentals, overbuilding, aging population, beach access and parking ▪ Lack of long-term planning that prompts piecemeal actions that cost more in the end, expensive real estate ▪ Litter, sea-level rise and climate change flooding, septic failures and water pollution, traffic speeds unsafe, trauma training for schools and town staff/boards 	<p>Sea-Level Rise</p> <p>Affordable Housing</p> <p>Open Space</p> <p>Water Quality</p> <p>Aging Population</p> <p>Beach Traffic and Use Volume</p> <p>Cell Phone Service</p> <p>Development Increase and Enforcement</p> <p>Cost of Real Estate</p> <p>Short-Term Rentals</p>

OUR LAND DEVELOPMENT AND GROWTH

Recent development trends, current zoning impacts and benefits to the community, environmental and natural resource consequences of land development today and into the future

STRENGTHS – positive outcomes; “win-win” for multiple outcomes and benefits; current policy, regulation and planning that have achieved positive outcomes	PUBLIC WORKSHOP INPUT	PUBLIC INPUT FORMS	COMMON THEMES
WEAKNESSES – improvements, new ideas and approaches needed, under performing facilities, policies, management strategies or regulations	PUBLIC WORKSHOP INPUT <ul style="list-style-type: none"> [Table #1] less control over development; more affordable housing in [new] developments; relief from zoning, too many variances; impact of infrastructure and water while balancing developments (need may increase); access to Rye Harbor for residents; aging population and their impact on infrastructure; long term care options for residents wanting to stay past retirement 	PUBLIC INPUT FORMS <ul style="list-style-type: none"> Developers finding loopholes, fear of town being sued, speed limits Septic system pollution and it's impact on water quality Too much growth and development, need more commercial development on Route 1 with restrictions 	COMMON THEMES <p>Affordable Housing</p> <p>Aging Population</p> <p>ZBA Grant of</p> <p>Variances/Relief</p>
	PUBLIC WORKSHOP INPUT <ul style="list-style-type: none"> [Table #1] Passionate, educated, qualified Planning Board; strong and sustained public support for conservation land and open space (behind bank, next to library, Goss Farm and Parsons); strong LDR's and zoning ordinance; value of homes and real estate [Table #2] increased home values and vacation rentals; beaches and wetlands; Route 1A business community, controlled retail; road and water services; low property taxes; conservation land [Table #3] land increasing in value; farms, pastures, meadows [Table #4] beaches affordable to get to; open space, trails, conservation land; careful growth with limited variances; schools [Table #5] planning board and ZBA, Conservation Commission; natural resources inventory; ZBA unanimous in following the law/RZO; Conservation Commission input in ZBA decisions; well-maintained historical records; Heritage Commission and strong historic district commission; beauty of stone walls [Table #6] Conservation Commission; lack of sewer; workforce housing [Table #7] open space next to library; lot sizes; study what is land is left for development/build out 	PUBLIC INPUT FORMS <ul style="list-style-type: none"> Beach, clean water, open space/conservation Keep large lot sizes, preserve historic properties, open space and dark skies Rye Park at library Conservation planning, sewer ofr Route 1 and west development, workforce housing Conservation Commission Sewer system violations/replace or improve Conserve historical and lands, natural resource inventory, slow growth ordinance Open Space Trails and open space Water, beaches, forests, wetlands 1.5-acre zoning to cap overbuilding, preservation of historic homes, land development boards in place Low tax rate, swap shop Existing regulations and boards, conservation input is valued and implemented 	COMMON THEMES <p>Increased Real Estate Value</p> <p>Land Conservation</p> <p>Low Property Taxes</p> <p>Town Governance</p> <p>Beaches</p> <p>Open Space, Conservation Land, Trails</p> <p>Land Development Regulations</p>

<p>▪ [Table #2] zoning too strict, who defines them, land use restrictions, not enough commercial development; no affordable housing; too many realtors; no old historic homes and lack of preservation; too many large homes; lack of income tax and property tax</p> <p>▪ [Table #3] commercialization of Route 1A; lot size requirements drive price inflation; ZBA allows too many variances in wetland buffer</p> <p>▪ [Table #4] too many variances and waivers; zoning and lot sizes; loss of marshes and encroachments; dedicated senior space; state parks; cell phone service</p> <p>▪ [Table #5] zoning regulations, monitoring, inconsistent enforcement of regulations; stormwater management; long term planning</p> <p>▪ [Table #6] demolition; bridges up to code in beach areas; lack of sewer town wide; wetland and wetland buffer impacts; building/code enforcement permitting process and interpreting code</p> <p>▪ [Table #7] sewers create over-development; evaluate and identify loopholes to height requirements; ZBA grant too many adjustments</p>	<p>▪ Encourage conservation subdivisions for more open space and smaller lot sizes</p> <p>▪ Water protection and sewer</p> <p>▪ No sewer system</p> <p>▪ Lack of accountability and enforcement</p> <p>▪ Lot sizes should be smaller</p> <p>▪ Lack of places to gather, town center</p> <p>▪ Limited range of housing opportunities, tax rated does not reflect investment in the community</p> <p>▪ Lack of affordable housing</p> <p>▪ Lack of sidewalks, lack of commercial activity</p> <p>▪ Zoning needs alignment with town goals</p> <p>▪ Enforcement and monitoring</p>	<p>Enforcement of Regulations and Monitoring</p> <p>Sewer – town-wide or not to limit development</p> <p>Limited Housing Options</p>
<p>OPPORTUNITIES –</p> <p>ways to modify current policy, regulation and planning to enhance positive outcomes</p>	<p>PUBLIC WORKSHOP INPUT</p> <p>▪ [Table #1] Quality of and need for more volunteers, positions need to be filled; attract young families; development brings in tax dollars and impact fees fund infrastructure; create a comprehensive town center plan; more open space and community opportunity; additional housing creating a call to action</p> <p>▪ [Table #2] environmentally friendly vehicles (EV cars and charging stations, bicycles); diversify population; align zoning with goals; education around conservation, places to visit; protect and expand water; vibrant town center and mixed-use opportunities; invest in community</p>	<p>PUBLIC INPUT FORMS</p> <p>▪ More open space and land conservation and sidewalks</p> <p>▪ More conservation lands, keep building height regulations, prevent short term rentals of residential homes</p> <p>▪ Hire land use assistant and enforcement</p> <p>▪ Land covenants to control building size</p> <p>▪ Development pays for their services</p> <p>▪ Make changes before it is too late</p> <p>▪ Septic vs. sewer, what's left to develop (ADU, convenience or restrictive housing)</p> <p>▪ Create lot sizes for smaller houses, lower cost of housing, increase tax rate</p> <p>COMMON THEMES</p> <p>Town Center Plan</p> <p>Open Space</p> <p>Affordable Housing</p> <p>Open Space and Conserved Lands</p> <p>Development of Route 1 – good and bad</p> <p>Long Term Master Planning</p> <p>Septic System and Sewer Planning</p>

	<ul style="list-style-type: none"> ▪ [Table #3] dedicate more \$ to open space acquisition; strengthen wetland use regulations; decrease development lot size, increase open space (in multi-structure developments) ▪ [Table #4] offshore windmills; solar arrays; cluster zoning; connections to outdoors, open space and habitats; pledges to our land for beach/parks, maintaining marshes, wildflowers and open fields; composting; low-income housing without sacrificing open space ▪ [Table #5] slow growth ordinance; enforce current zoning ordinance; land use regulations and long-term planning; look at the big picture; extend sewer line to west side of Route 1 development; new master plan specifies development controls and economic development ▪ [Table #6] SR 1.5A is it in line?; green space; town preparedness for increased population, multi-family housing; multi-family housing access to town resources, schools, beach, mobility; Adams Park ▪ [Table #7] covenant on land to monitor size of house; connect conservation land with trails; more commercial development on Route 1; replicate colonial housing; put sewers in certain places; research and monitor septic capabilities; strengthen commercial base; cluster zoning; make high-tech septic mandatory; incentivize building of smaller homes; incentivize land conservation 	<ul style="list-style-type: none"> ▪ Diversify population, education, EV charging stations ▪ Historical markers, more conserved lands ▪ Education, places to stay ▪ Every application is a new application 	Renewable Energy
THREATS – past and current trends that have created unintended or undesirable outcomes or impacts	PUBLIC WORKSHOP INPUT <ul style="list-style-type: none"> ▪ [Table #1] too much development on Route 1, will tax systems (safety, water services, impact on rural character and open space); lack of diversity, aging population; threat to school system ▪ [Table #2] Drinking water supply and pollution, overbuilding in water supply areas and wetlands; impacts on water quality from lawn treatments; real estate exploitation; lack of housing options; vision missing from development; vacation destination 	PUBLIC INPUT FORMS <ul style="list-style-type: none"> ▪ Developers value \$ not local environment, clean ocean and water pollution ▪ Too much spending, free beach parking, warrant article for metered parking passes but what happened? ▪ Air B&B's ▪ Too many zoning variances, overbulking on small lots, prevent AirB&B 	COMMON THEMES Water Supply and Quality Aging Population and Lack of Diversity Population Growth and Overdevelopment

<ul style="list-style-type: none"> ▪ [Table #3] water use; single-family zoning code; high density housing; increased land costs; lack of financial diversity ▪ [Table #4] pollution, fertilizers, chemicals, impacts to marshes/beaches; Airbnb's in homes and residential neighborhoods; clean water, increased traffic; septic systems; building density; recycling lacking; land fill capacity; beach erosion; population dynamics change to tax rate ▪ [Table #5] over- development on Route 1; septic systems and Parsons Creek watershed; wetlands, water quality, sewer expansion; traffic; increased housing densities in certain locations; too many zoning variances/relief granted; local fisheries; 55/62 developments ▪ [Table #6] beach water quality; planning for population growth and overdevelopment, pace of development; Sagamore???? ▪ [Table #7] septic monitoring; businesses permitted for 6 months using septic for 12 months; Coakley Landfill threat to Berrys Brook 	<ul style="list-style-type: none"> ▪ Lack of zoning enforcement and too many variances ▪ ZBA too liberal but following zoning requirements; over regulation limits small houses to expand ▪ Building inspector ▪ Current resources cannot support the town ▪ Development on marsh land, trash ▪ Exploitation, drinking water, lawn treatments ▪ Wetlands, traffic, water quality ▪ Poor septic systems, pollution at town beaches ▪ Building in wetlands, possibilities of becoming more of a vacation destination ▪ Builders on boards is a conflict of interest, conditions placed on sensitive areas not political, not seeing the big picture 	<p>Development on Route 1 – good and bad</p> <p>Water Quality</p> <p>Population Growth and Development</p> <p>Enforcement and Inspections</p> <p>Environmental and Resource Impacts from Development</p> <p>Septic System Failures</p>
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OUR ENVIRONMENT, CLIMATE CHANGE AND RESILIENCE

Environment, Natural Resources, Climate Change Adaptation and Resilience, and Community Sustainability

STRENGTHS – positive outcomes; “win-win” for multiple outcomes and benefits; current policy, regulation and planning that have achieved positive outcomes	PUBLIC WORKSHOP INPUT	PUBLIC INPUT FORMS	COMMON THEMES
<ul style="list-style-type: none">▪ [Table #1] recycling center and swap shop; protective marshes; mosquito commission; conservation land; educated population recognizes threats; Beach Committee; good zoning ordinances and LDR’s▪ [Table #2] Swap Shop; natural resources, environment, beaches; Conservation Commission; library sandwich board messages; awareness about climate change, environment people want to save▪ [Table #3] available town water; safety first (Police Department); Conservation Commission; robust	<ul style="list-style-type: none">▪ Strengthen restrictions around water resources▪ Historic preservation, open space protection▪ Ocean conservation and buffers▪ Scenic vistas, setbacks enforced, no harmful chemicals▪ Preservation of Parsons Field, Rye Woods, marshes▪ Transfer station▪ Composting, beaches▪ An environment worth saving	<p>Climate Change Awareness</p> <p>Recycling Center, Swap Shop, Composting</p> <p>Environment, Wildlife, Natural Resources</p> <p>Protect Wetlands to Mitigate Climate Change Impacts</p>	

RYE MASTER PLAN VISION WORKSHOP SUMMARY OF 11/10/21 – Last Edited January 3, 2022

Strong Regulations		
<p>wildlife population; strong zoning regulations; Sea Bee Honey</p> <ul style="list-style-type: none"> ▪ [Table #4] beaches, open space, conservation land; New England community; bike lanes, Ocean Boulevard; recycling center, composting, Swap Shop; water quality; building code, zoning ordinance and LDRs; attraction of coastal region; energy savings programs ▪ [Table #5] scenic vistas; setbacks are being enforced; no harmful chemicals; Mosquito Commission; transfer station; marshes; open space; Water Department; good permeability regulations ▪ [Table #6] unsurpassed natural beauty – beach, marsh, wildlife, trees, RTF, stonewalls, fields, more green space ▪ [Table #7] more beach days; transfer station does great job; conserve lands and wetlands to mitigate water level rise; harbor dredged to mitigate water level rise threats 	<p>PUBLIC WORKSHOP INPUT</p> <ul style="list-style-type: none"> ▪ [Table #1] storm surge impacts, berms and roads, runoff from parking lots and septic systems (at gazebo and Parsons); inability to identify specific pollutants and sources; trash on streets (liquor bottles/drinking and driving); coastal infrastructure owned by state causes challenges ▪ [Table #2] recycling program; septic system maintenance; enforcement of regulations; ZBA issues and enforcement ▪ [Table #3] limited inventory of buildable land; reliance on private septic; lack/gap of viable water use plan; limited hazardous waste disposal opportunity; enforcement of lawn chemical use ▪ [Table #4] motorcycle noise; resilience of infrastructure current and planned; plastic recycling; beach trash receptacles, keep later in season; sewer; aging infrastructure; energy not part of Capital Plan; 4th July litter on beaches, celebrate differently, 	<p>PUBLIC INPUT FORMS</p> <ul style="list-style-type: none"> ▪ Old septic systems and its technology ▪ Few bike lanes, zoning ▪ Failing septic systems and impact on water and beach quality, over development, runoff ▪ Lack of electronic charging stations ▪ Lack of commercial businesses ▪ Too much development at wetlands and marshes ▪ Permitting building on wetlands, lack of awareness, failed septic, pollution on beaches, erosion ▪ Sidewalks = more driving ▪ Lawn care, lights on houses, noise/lawn care ▪ Failed septic systems in Parsons watershed, pollution at town beaches ▪ Fragile wetlands ▪ Septic system failures/better management
<p>WEAKNESSES –</p> <p>improvements, new ideas and approaches needed, under performing facilities, policies, management strategies or regulations</p>	<p>COMMON THEMES</p> <p>Stormwater Flooding/Management</p> <p>Septic System Failure/Function Enforcement</p> <p>Water Quality and Lawn Care</p> <p>Wetlands Protection and Restoration</p>	

	<p>communication needed; building too close to marshes; amendment to noise regulations; fertilizer application/lawn care, lawn care companies parking on roads</p> <ul style="list-style-type: none"> ▪ [Table #5] failed septic systems and their pollution, enforcement of septic system regulations; beach closures; lack of awareness about environmental issues; culverts ▪ [Table #6] stormwater management and drainage and cost for maintenance/improvement; solar ordinance needed as incentive ▪ [Table #7] discarding of dredge materials that could be used for wetland restoration 	<ul style="list-style-type: none"> ▪ Conditions on development not monitored or enforced, 24 beach closures ▪ Improve recycling opportunities, roadside litter and at beaches/marshes, more conversation about eco-friendly July 4th fireworks 	
<p>OPPORTUNITIES – ways to modify current policy, regulation and planning to enhance positive outcomes</p>	<p>PUBLIC WORKSHOP INPUT</p> <ul style="list-style-type: none"> ▪ [Table #1] coastal climate adaptation, buffers and setbacks; “Adopt a Road” program; protect public beaches for public access; expand recycling; work with State on sea wall management and flood protection ▪ [Table #2] planning around main roads; strengthen Conservation Commission guidance; library host for speaker series; public education about septic systems; alternative energy and state(?); Swap Shop, expand access, recycling, sharing economy and rules; educate about benefits and management of vegetation, and habitat benefits; create process for being at forefront of climate mitigation and adaptation ▪ [Table #3] town sponsored home composting opportunities; sewers; create a disaster recovery plan; encourage native plants/ecology; better recycling; education on water use and recycling ▪ [Table #4] community education; speakers on climate change, environmental and energy issues; community power to lower costs and reduce consumption; alliances with neighboring towns; neighborhood clean ups; invest in town forest 	<p>PUBLIC INPUT FORMS</p> <ul style="list-style-type: none"> ▪ More open space/conservation lands, more solar panels ▪ Dark sky /light pollution ▪ Environmental standards for development and LEED construction ▪ Lack of ADA facilities ▪ Prohibit building in wet areas ▪ Wind and solar as a community resource ▪ Land bank ▪ Insensitivities to build sustainable, education about energy, lawn care education ▪ Water, water, water, geothermal energy ▪ Recycling ▪ Increased construction ▪ Electric vehicle charging stations ▪ Protect wetlands and their buffers considering sea-level rise to protect property and infrastructure ▪ Expand access and space for swap shop ▪ Raise awareness, opportunity to educate about protection for sea-level rise and environmental methods ▪ Bike lanes to promote health 	<p>COMMON THEMES</p> <p>Coastal Management, Sea-Level Rise and Flood Protection and Education</p> <p>Educate About Septic Systems</p> <p>Renewal Energy/Power Education</p> <p>Recycling and Composting</p> <p>Strengthen Enforcement</p> <p>Protect Wetlands and Buffers</p> <p>Open Space/Conserved Lands</p> <p>Water Quality Awareness and Education</p>

	<ul style="list-style-type: none"> ▪ [Table #5] garbage bags to pick up trash at public places; revise master plan and zoning ordinances; enact prevention measures, strengthen enforcement of current zoning; more recycling and “pay as you throw” trash; sewer system; use parking fees for beach protection; friendly “plastic plan???”; environment, conservation lands; master plan Executive Summary ▪ [Table #6] conserve more open space; wind power including wind turbines on open space; solar panels on schools and other public buildings with limited restrictions; more recycling ▪ [Table #7] offshore windmills; encourage more green building practices; enforce regulations on septic systems; create land bank to enhance open lands; acquire land to move people off threatened coastal areas; identify vernal pools, protect wetlands with buffers; lack of electrical charging stations; improve roads against water level rise; regulate building in coastal areas 	<ul style="list-style-type: none"> ▪ Encourage weekly/monthly community wide neighborhood and beach cleanup, guest speakers at library on environmental issues 	
THREATS – past and current trends that have created unintended or undesirable outcomes or impacts	PUBLIC WORKSHOP INPUT <ul style="list-style-type: none"> ▪ [Table #1] marshes; sea-level rise and storm surge; over development; water quality; inability to break contracts ▪ [Table #2] sea-level rise, flooding, higher tides, flooding on Route 1A; wetlands, trees; overbuilding; education issues; water pollution ▪ [Table #3] increasingly difficult to build near beaches; flood zones based on Rye Beach ZBA and requirements; flooding and storms, drainage; water quantity ▪ [Table #4] tax revenue from climate change; no response to energy opportunities; pollution and noise endangering wildlife; fossil fuel usage; septic systems; need vigorous enforcement of existing regulations; lack of awareness esp. among seasonal residents 	PUBLIC INPUT FORMS <ul style="list-style-type: none"> ▪ Water ▪ Free parking on Route 1A = lost revenue, too much development, need more preservation of rural character; more bike lanes ▪ Lack of protections ▪ Building on wetlands ▪ Invasive species, wetland loss (sea-level rise) ▪ Sea-level rise, heavy rain events, beach erosion, Coakley superfund site ▪ Waste disposal at beaches ▪ Sea-level rise, rising groundwater and increased precipitation, expanding wetlands, protecting resources from these impacts ▪ Sea-level rise, flooding on Rte 1A ▪ Summer homes with septic failures and converted to year-round residences 	COMMON THEMES <p>Sea-Level Rise and Flooding, Erosion</p> <p>Unchecked Development</p> <p>Water Quality</p> <p>Enforcement of Regulations</p> <p>Shoreland Buffers</p>

	<ul style="list-style-type: none"> ▪ [Table #5] too many variances granted for wetlands impacts, allowing development in sensitive areas; rising sea levels, flooding, erosion, increased rainfall; overpopulation; need water treatment plan; marshes and invasive species; infrastructure, drinking water and aquifer protection (overdevelopment on west side of Route 1) ▪ [Table #6] sea-level rise; wildlife; impacts of development on wetlands and shoreland buffers ▪ [Table #7] raising houses to accommodate sea-level rise; invasive species regulations; offshore windmills 	<ul style="list-style-type: none"> ▪ July 4th celebrations pollute beaches, aging infrastructure 	
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