

**TOWN OF RYE – PLANNING BOARD
MEETING**

**Tuesday, August 9, 2022 – 6:00 p.m.
Rye Public Library**

Members Present: Chair Patricia Losik, Vice-Chair JM Lord, Rob Wright, Jim Finn, Kevin Brandon and Selectmen's Rep Bill Epperson

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

I. Call to Order

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

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

- a. Michelle Bingham & Wayne Maciejewski for property owned and located at 1 Central Road, Tax Map 11, Lot 73 for a Conditional Use Permit for an Accessory Dwelling Unit per Rye Zoning Ordinance 190-5.6. Property is in the Single Residence & Aquifer and Wellhead Overlay District. **Case #15-2022.**

**Motion by JM Lord to declare the application complete and move it to a public hearing.
Seconded by Jim Finn. Vote: 6-0 All in favor.**

- b. Amendment to Major Site Development Plan and Condo Conversion by Daniel Maguire of 403 Kari Court, Houston, TX for property owned and located at 20 Cable Road and The Paul Maguire Family Trust for property owned and located at 18 Cable Road, Tax Map 8.4, Lot 2 to expand a rear deck. Property is in the General Residence District and Coastal Overlay District. **Case #16-2022.**

**Motion by JM Lord to declare the application complete and move it to a public hearing.
Seconded by Bill Epperson. Vote: 6-0 All in favor.**

III. Public Hearing on Applications if they are complete and/or have been continued:

Note: *Applications were taken out of posted agenda order, as shown in minutes.*

- a. Major Subdivision for a Condominium Conversion for property owned by Arthur & Sharon Pierce Rev. Trust, Arthur & Sharon Pierce, Trustees for property located at

251-279 Pioneer Road, Tax Map 24, Lot 117 to convert 8 dwelling units in 4 duplex structures into 8 condominium units. Property is in the Single Residence District.
Case #13-2021.

A request for continuance to the September meeting was received on August 4, 2022 from Attorney Mulligan, representing the applicants.

Motion by Bill Epperson to continue the application for 251-279 Pioneer Road to the September 13, 2022 Planning Board Meeting as requested. Seconded by JM Lord. Vote: 6-0 All in favor.

- b. Major Subdivision Plan by Jones & Beach Engineering, Inc. on behalf of Marlene Veloso & Charles Fast property owners for property owned and located at 850 Washington Road, Tax Map 11, Lot 130 to subdivide the parcel into 3-lots and a road. Property is in the Single Residence and Aquifer & Wellhead District. **Case #11-2022.**

Motion by Bill Epperson to continue the application for 850 Washington Road to the September 13, 2022 Planning Board Meeting. Seconded by JM Lord. Vote: 6-0 All in favor.

- c. Michelle Bingham & Wayne Maciejewski for property owned and located at 1 Central Road, Tax Map 11, Lot 73 for a Conditional Use Permit for an Accessory Dwelling Unit per Rye Zoning Ordinance 190-5.6. Property is in the Single Residence & Aquifer and Wellhead Overlay District. **Case #15-2022.**

Wayne Maciejewski, applicant, explained that at his residence on 1 Central Road, between the house and the barn, there are two rooms. Currently, one of the rooms is a bedroom and the other is a living/sitting room. He and his wife are requesting permission to install a sink and stove to meet the requirements for an ADU. The Fire Chief and Water Superintendent have been to the property. Their statements have been provided for the Board. The square footage is 604 and the minimum is 600 s.f. The Fire Chief noted that they would need to rewire the smoke detector and carbon monoxide detector. Other than that the application is on track with the Building Inspector.

Chair Losik asked if the shed is going to be used for any portion of the ADU.

Mr. Maciejewski confirmed that they are using the shed for the ADU.

Chair Losik clarified this is how it gets to 604 s.f.

Mr. Maciejewski confirmed. He noted there is egress from the shed out the back of the building, as well as on the other side with a sliding glass door.

Member Finn pointed out that it looks like the septic system is relatively new. He clarified there is no actual expansion of the property. It's just revitalizing the space.

Mr. Maciejewski confirmed.

Michelle Bingham, applicant, noted that the septic plan is dated 2015. That area is actually labeled as an apartment. It was assumed that it was already an existing ADU. When they put in a request to install a sink and stove, they learned that it was not permitted.

Selectman Epperson asked when they purchased the property.

Mr. Maciejewski replied 2017.

Chair Losik pointed out that it looks like there was DES approval for a septic plan, which was signed in January 1999, for a four-bedroom house and a one-bedroom studio apartment. She asked if this is the septic that was installed.

Mr. Maciejewski confirmed.

There were no further questions from the Board. Chair Losik opened to the public for comments. Hearing none, she closed the public hearing at 6:15 p.m.

Motion by JM Lord to approve the Conditional Use Permit for an Accessory Dwelling Unit for 1 Central Road, Tax Map 11, Lot 73, conditioned upon the Fire Department's statement that they are required to follow all N.H. State Building Codes, NFPA Life Safety Codes, and town and building codes. Seconded by Bill Epperson. Vote: 6-0 All in favor.

- d. Major Site Development, Residential Condominium and Commercial Site Plan by The Sagamore Group, LLC for property owned by Split Rock Cove Family Trust of 2019 and located at 15 Sagamore Road, Tax Map 24, Lot 22 to construct three single-family condominium dwellings on the back of the lot and two commercial buildings on the front of the lot. Property is in the Single Residence and Commercial District. Case #10-2022.**

Chair Losik stated that the Board has received a staff report from Administrator Reed who noted that the new plans are in, but have not been reviewed as of August 2nd. The ledge summary and map were dropped off on August 1st. There have been no responses from department heads; fire and building. The applicant is also working with Portsmouth on sewer. Administrator Reed recommended having Attorney Maher and Sebago weigh-in on the revisions. Administrator Reed noted that Sebago responded on August 6th. The recommendation is that the Board request continuance to the September meeting until all information is in.

Speaking to Joe Coronati from Jones and Beach, Chair Losik commented that the Board has reviewed his response letter to Sebago. Some of the Board has seen Sebago's current letter. The

Board has seen the ledge profile. She asked Mr. Coronati to bring the Board up to date, including the ledge profile and fill quantities.

Joe Coronati, Jones and Beach Engineering, noted that some of the comments that came up at the last Board meeting was about the size of the residential buildings and the amount of impervious coverage in the SR Zone. The size of the buildings has been reduced slightly. Approximately 65 s.f. has been taken off the buildings to get below the 15%. The rear patios have also been made porous pavers. The impervious coverage has been reduced and note #3 on the plan goes over those coverages in depth. He continued that revised architectural plans have been submitted. The reduction in size of the buildings decreases the overall coverage on the lot. It doesn't really alter the character of the plan or the layout of the residential units. The units are in the same location, but will have greater separation between the units. He noted that they went to the site to locate a lot of the existing trees that were seen on the site walk. The main area of focus was the southern area of the lot that abuts the Labrie's commercial building, which is right on the property line, as well as the residential house to the west. Every tree of any significant size was added to the plan and labeled with the location, size and type. That information was given to Ironwood Designs. They put those into their landscaping plans to incorporate the existing trees. A decision on which trees need to be removed for the development and which can stay can now be made. Jeff Highland and his company have laid out a plan that incorporates both the existing and understory trees. The understory trees are really light. The proposed ones are smaller trees intermingled amongst the oaks. It's a good mix of keeping what's there, as well as filling in with new. He noted that a couple of grading changes were made in order to keep a couple trees in back of the units. A lot of the trees on the southern side will remain.

Mr. Coronati continued that Maine Drilling and Blasting went out to the property to do ledge probes. They took that information and looked at a couple of criteria. Where there is proposed finished grade on the pavement, they subtracted 4ft to get through the porous pavement box, which is 3ft with 1ft of rock excavation below the stone layer of the porous pavement. They looked at the foundation holes as well. They were able to calculate a ledge quantity of how much material will be removed, as well as show the areas where there would be blasting. There will be open cut blasting and trench blasting. They provided a quantity of ledge removal, which was 2300 cubic yards of open cut and 310 yards of trench blasting. (Mr. Coronati pointed out these areas on the ledge plan before the Board.)

Vice-Chair Lord asked if there are basements for the retail buildings.

Mr. Coronati replied no, just slab with a frost wall.

Selectman Epperson asked what consideration has been given to the southernmost properties during blasting.

Mr. Coronati presented the pre-blast survey plan. All of the building and residential owners within 250ft will be contacted. The owners have the option of not accepting a pre-blast survey, but he can't imagine them not doing this. They will go in and video the inside of the building.

Maine Drilling and Blasting has been doing this work for a long period of time and know what they are doing. There's a whole State process that has to be followed.

Mike Garrepy, developer, noted that they are also coordinating with the Labries. He has met with them quite a bit about the project.

Member Finn asked the timeframe for the blasting.

Mr. Garrepy replied that they can certainly find out the approximate timeline. He pointed out that hammering the ledge takes a long time. Blasting is a lot quicker.

Referring to the ledge closest to 'Seaport Fish', Selectman Epperson asked if that is coming out as well. He asked if they could lose a parking space or two.

Mr. Coronati pointed out that they would need a waiver for the number of parking spaces. Right now, there is the exact number of parking spaces required for the uses that are proposed for the retail. He's not sure there will be much change, by taking two spaces out, in the overall scheme and look of the ledge.

Chair Losik asked if they would be receptive to keeping that natural feature.

Mr. Garrepy confirmed. He noted that they are also trying to provide some alternative parking arrangements for mopeds and bikes.

Referring to the ledge plan, Member Wright commented that it appears there's a grid. He asked if they did a probe in every grid square.

Mr. Garrepy replied that he believes they did approximately 30 probes. He explained that they typically do scattered patterns throughout the whole site to make certain assumptions. The ledge plan shows the worst-case scenario. Once the overburden is scraped off, they will be able to determine what is really there and how hard the rock is. They typically come in on sites like this with a second round of probes closer to construction. They test for depth of ledge and hardness of the rock, so they can coordinate whether it needs to be hammered or blasted. He pointed out that it's challenging because there are several structures on the site and there's parking.

Vice-Chair Lord noted that it looks like there are going to be basements under the three homes. It looks like there is going to have to be sump pumps. The porous pavement section runs right up to the garage. He asked where the water would go if it was pumped out.

Mr. Coronati commented that it would most likely go to the storm drain system.

Vice-Chair Lord asked if there will be a cutoff wall.

Mr. Coronati explained there will be a 4ft wall and the section where the basement is will have an 8ft wall. The porous is only 3ft. There will be material and the two walls, and waterproofing.

Member Wright stated that Bill MacLeod's comment was that he would never put basements on this site because of that.

Chair Losik clarified that the calculations in the drainage plan do not include that water.

Mr. Coronati commented it's difficult to estimate seasonal groundwater fluctuations. He continued the builder may decide not to put in basements, but most people do prefer them. The homes are being raised roughly 3ft.

Member Wright asked if it would impact the design, in terms of the mechanicals, if there were no basements.

Nick Khavari, architect, stated there wouldn't be a dedicated space; however, the mechanicals could be in the proposed attic space. Some of the mechanicals are yet to be designed. There are options. They just become more and more constrained.

Member Finn asked if they have given any thought to omitting the basements, just from a natural point of view.

Mr. Garrepy explained there is going to be a blast requirement anyway because there has to be 4ft frost walls with 8ft drill holes. There will be the same blasting impact.

There was some review of the architectural plans.

Mr. Khavari noted there were no changes to the commercial buildings at all. The only changes were small dimensional changes to the residential buildings. There were no significant changes.

Hearing no further questions from the Board, Chair Losik opened to the public. No comments were heard and the public session was closed at 6:58 p.m.

Member Wright asked what the truck traffic will be on the circle when material is being hauled off the site. There will be big trucks on a small radius traffic circle.

Mr. Coronati replied the circle is certainly designed for triaxle dump trucks. He thinks a lot of the rock will be removed, but some of it will be reused. Depending on how small it ends up being, they may be able to use it in the rock section of the porous pavement and the bottom of the bioretention. However, a lot of it will be removed with material being brought back in. He noted it's a small site so it should be done fairly quickly. He doesn't think there will be much impact to the traffic.

Motion by JM Lord to continue the application for 15 Sagamore Road to the September 13, 2022 Planning Board meeting. Seconded by Bill Epperson. All in favor.

- e. Amendment to Major Site Development Plan and Condo Conversion by Daniel Maguire of 403 Kari Court, Houston, TX for property owned and located at 20 Cable Road and The Paul Maguire Family Trust for property owned and located at 18 Cable Road, Tax Map 8.4, Lot 2 to expand a rear deck. Property is in the General Residence District and Coastal Overlay District. **Case #16-2022.**

- *Applicant was not present at the meeting.*

Motion by Bill Epperson to continue Case #16-2022 to the September 13, 2022 Planning Board meeting. Seconded by Jim Finn. All in favor.

IV. New Business:

- **Developments in Rye update**

Planning Administrator Reed noted there have been a lot of subdivisions in Rye. They are now looking to close some of the files. The TRC will be holding a site walk at 1244 Washington Road later this month. Goss Farm and Stoneleigh will be doing their final pavement and a site walk will be scheduled for September/October. Once there is a certification of completion, the clock starts for the two-year surety. The reasons for the site walks and certifications are to start that time clock. She noted that she put together a list. The new land use assistant, Kara Campbell, was given a list of conditions for every subdivision since 2006 of two lots or more. She has asked Ms. Campbell to put in a tracking system for the conditions; such as, yearly pump-outs for septics. She will also be setting up a system to remind the Planning Department to send out letters asking for required information. Ms. Campbell will be attending upcoming site walks to see the process. She is also being included on 15 Sagamore and 850 Washington Road, so she will already have the information when they get close to being approved.

Planning Administrator Reed noted that The Housing Partnership for Airfield Drive had stalled due to the timing of materials. The project is now back on track. There has also been some clearing started for the project at the Hector's site on Route 1. Benchmark will be moving forward soon and a preconstruction meeting will be scheduled.

Referring to 711 Long John Road, Administrator Reed stated that Tim Phoenix sent her an email saying that the owner doesn't want to do the surety because he is not going to be developing the lots, but will be selling them. She told Attorney Phoenix that she believes they have to go back to the full planning board for an amendment to the major subdivision because it's a request to change a condition of approval. She noted that Attorney Eric Maher agreed with her, but Attorney Phoenix pushed back a bit.

Chair Losik agreed the request should be presented to the Board.

Administrator Reed reported that 1215 Ocean Boulevard is still in litigation.

Chair Losik thanked Administrator Reed and Land Use Assistant Campbell for organizing the subdivision conditions for future monitoring.

Administrator Reed also noted that a public hearing on the amendments to the Land Development Regulations is being held on September 20th. The Board has the agenda and the LDR's that will be reviewed in their packets. Attorney Michael Donovan will be in attendance at the public hearing.

V. Committee Updates:

- **TRC**

Upcoming site walks:

1244 Washington Road
Stoneleigh
Goss Subdivision

- **Long Range Planning**

Member Wright noted that the Long Range Planning Committee had a meeting on August 2nd. The committee reviewed the draft RFP. There will be a working plan for the Board to review. At the last planning board meeting, he asked the members to provide names of people who they thought might be a good candidate for the Master Plan Steering Committee. There are eight names on the list, not including planning board members. He would like Administrator Reed to reach out to these people to inquire about their interest.

Planning Administrator Reed explained that she will send a letter to each individual asking if they would like to be on the steering committee with an outline of the timeframe. It is anticipated that the work will start April 1st once the budget is approved; however, there may be a meeting in October or November of this year to go over the RFP. It is expected there will be one meeting per month for a period of eighteen to twenty-four months. The people who are interested will be brought back to the Board at the September meeting for appointment.

It was noted that there will be three members of the Planning Board with four members of the community to make up a seven-member committee. It was also noted that Patricia Losik is willing to be an ad hoc member (non-voting member), if needed, to keep the committee an uneven number of members for voting purposes.

- **Capital Improvements Plan**

Administrator Reed reported that there are two CIP project sheets in for the Planning Board; build-out analysis and master planning. The CIP Committee is still in the phase of gathering data from department heads.

- **Rules and Regulations**

Administrator Reed noted that the Planning Board signed on to update and amend the LDR's in 2020 with Attorney Donovan. A lot of things were left out and there have been some changes due to going into general code. A lot of work has gone into the amendments to the Land Development Regulations. She thanked Steve Carter, Patricia Losik and Nicole Paul for their hard work. There will be a public hearing for the LDR amendments on September 20th. She continued that on September 6th, the Rules and Regulations Committee is meeting with Attorney Maher in non-public. Attorney Maher will be reviewing every section of the zoning ordinance and make some recommendations for amendments and updates. The intent is to have some draft zoning amendments for the Planning Board to review in October/November for a public hearing to be scheduled in December.

VI. Other Business:

a. Approval of Minutes

- **June 14, 2022**

The following corrections were noted:

- Page 5, 1st sentence should read: **They probably won't go through all items at this meeting. The Board can decide what they think are the most important threshold issues.**
- Page 5, 1st full paragraph, 1st sentence should read: **Joe Coronati, Jones & Beach Engineers, noted that a couple of things were discussed at the site walk that need to be added to the plan set, which have not yet been done.**
- Page 12, 3rd paragraph from bottom should read: **Member MacLeod noted that one possibility would be to get the road paved and have Southwick Construction (builder of Lot 1 home) post a bond to cover, if anything should happen during construction of the home.**

- **July 12, 2022**

The following correction was noted:

- Page 1, 3rd paragraph from bottom, 3rd sentence should read: **He pointed out that first two amendments address corrections or additions that were left out or need to be clarified in the new Land Development Regulations that were done in 2020.**

- **July 19, 2022**

No corrections or changes were noted ☺

Motion by Rob Wright to accept the minutes of June 14th, July 12th and July 19th with the amendments noted. Seconded by JM Lord. All in favor.

b. Escrows

Motion by JM Lord to pay the following escrows:

- 1. Berry's Brook Condo, Attorney Donovan, \$1,732.90;**
- 2. Berry's Brook Condo, Attorney Donovan, \$1,241.10;**
- 3. Benchmark, Attorney Donovan, \$236.40;**
- 4. Split Cove, 15 Sagamore Road, Sebago Technics, \$1,383.18;**
- 5. 1244 Washington Road, Sebago Technics, \$1,681.20;**
- 6. 850 Washington Road, Sebago Technics, \$1,803.75; and**
- 7. Airfield Drive, Sebago Technics, \$625.70.**

Seconded by Kevin Brandon. All in favor.

VII. Communications

Chair Losik thanked Selectman Epperson for keeping the water concerns at the forefront. She has asked Administrator Reed to send the minutes from the July 6th Rye Water District Meeting to the Board, which were in the packets.

Selectman Epperson stated this has been a subject that has been talked about for years. It didn't seem therebefore that there was good clear communication about the ability to supply water to all the entities that have been coming up over the last two to three years; including, Hector's site, Washington Green, Airfield Drive and the Ciborowski project. In the meeting with the Rye Water District Commissioners, he pressed as far as he could to get an answer. Finally, the Selectmen got the answer that he was looking for, which is on page 3 of the Water District minutes. Commissioner Art Ditto states; ***There will be a time period where the District will be hurting for water. It will probably put a restriction on the whole system. He commented this is the long answer to the question about the Ciborowski development. The District will not be able to provide the water.*** Selectman Epperson noted this meeting was held before the huge drought they have now been facing. He thinks before the Planning Board gets involved with anything else with any substance at all, this is something they are really going to have to drill down on because Rye does not have the water.

Administrator Reed suggested that those minutes be shared with the City of Portsmouth. There was a meeting in the courtroom recently with Portsmouth, DPW Director of Portsmouth and Rye's DPW Director. Their the ones that are going to be bringing sewer up Route 1. At the same time, there needs to be water in order to flush the sewer. She asked if they are aware of the constraints.

Selectman Epperson noted that was subject of consideration for that particular meeting, but it was focused primarily on the sewer. The sewer has considerable constraints as well.

Member Wright commented that he goes back to a conversation from last winter when Attorney Donovan pointed out that the State of New Hampshire is essentially very pro-development. They discourage restricting any sort of development, except for things like the inability to provide for basic services. When he read the minutes, he took that to mean “store’s closed”.

Chair Losik stated that she thinks this is a matter for counsel.

Vice-Chair Lord asked about ADUs and small subdivisions. If Route 1 can’t be done, nothing can be done.

Chair Losik asked if he is saying that ADUs, if they are Aquarion, are okay and ADUs, if they are Portsmouth, are okay, but not RWD.

Vice-Chair Lord confirmed.

Member Brandon stated that they are looking at Rye Water District as a discreet entity when Rye has water provided from three separate entities. There have been discussions about interconnections for the purpose of fires and having access to water. He asked the stage of discussions with integrating Rye Water District. If the deliberations are based on inadequate resources for Rye Water District, but adjacent districts do have answers, how is it being approached? The Town is obviously not just looking at it from the standpoint of Rye Water District. If Rye Water District is the problem, it’s either undercapitalized or doesn’t have the resources. The Rye Water District isn’t a solution for Rye.

Selectman Epperson commented this is correct long-term, if it’s going to continue to grow. He pointed out that the interconnect with Aquarion has to be approved by the Public Utilities Commission (PUC).

Member Brandon commented that he can’t imagine the PUC wanting to block water access.

Selectman Epperson noted that to get something by the PUC, it’s a slow and arduous process. However, Rye Water District is having conversations along those lines.

Member Brandon asked if the Water District is really in a position to conduct those direct conversations with the PUC.

Selectman Epperson replied that he thinks they have to.

Member Brandon commented that he can’t imagine they should do it without the auspices of the Select Board as the representative of the Town of Rye. He continued that any Rye resident wants access to utilities. They don’t have a vested interest in Rye Water District per se. They have a vested interest in having access to water, whether it be from Portsmouth, Aquarion or Rye Water District. There needs to be adequate capacity to service the Town of Rye, the perspective growth, and really have undifferentiated service.

Selectman Epperson noted there is a meeting scheduled for September 15th specifically addressing these issues. The meeting is being held at the Junior High cafeteria at 7:30 p.m. The meeting is a Rye Water District meeting in conjunction with the Select Board and selected parties.

Vice-Chair Lord asked if properties on the Rye Water District system are on a standstill right now based on this information.

Selectman Epperson replied anything of substance, absolutely.

Vice-Chair Lord asked if this would include a three-unit subdivision or a five-unit subdivision. How about ADUs? If the Board is going to continue to approve the projects with this information, what is the protection for doing so?

Chair Losik commented this is a question for counsel. Speaking to Member Brandon, she asked about RWD's placeholder in the CIP.

Member Brandon noted it's a very substantial capital expenditure which will now consider PFAS treatment. This is a 2025 number. He continued there are adjacent larger water utilities that have the identical State mandated requirements. To look at that discreetly as the Town of Rye; frankly, is something that doesn't make sense based on the scale and common nature of the capital improvements that would be required for any water utility to meet the State standards. Also, to do it in advance of other water utilities would not make sense either. It's the type of thing that it's very much a wholesale change in what every utility has to meet as a standard.

Chair Losik suggested a meeting with Attorney Maher to discuss the Planning Board's role in this issue.

The Board agreed. Administrator Reed will schedule a meeting for the Board sometime after the September 15th meeting.

Adjournment

Motion by Rob Wright to adjourn at 7:46 p.m. Seconded by Bill Epperson. All in favor.

Respectfully Submitted,
Dyana F. Ledger

PLANNING BOARD

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant: The Sagamore Group, LLC

Owner: Split Rock Cove Family Trust of 2019

Property: 15 Sagamore Road, Tax Map 24, Lot 22
Property is in the Single Residence and Commercial District


Application case: Case #10-2022

Application: Major Site Development, Multifamily Residential Site Development Plan and Special Use Permit by The Sagamore Group, LLC for property owned by Split Rock Cove Family Trust of 2019 and at located at 15 Sagamore Road, Tax Map 24, Lot 22 to construct three single-family condominium dwellings on the back of the lot and two commercial buildings on the front of the lot. Property is in the Single Residence and Commercial District. Case #10-2022.

Date of decision: August 09, 2022

Decision: The Board 6-0-0 to continue the application to the September 13, 2022.

8/10/2022
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: Jones & Beach Engineering, Inc.

Owner: Marlene Veloso & Charles Fast

Property: 850 Washington Road, Tax Map 11, Lot 130
Property is in the Single Residence and Aquifer & Wellhead District

Application case: Case #11-2022

Application: Major Subdivision Plan by Jones & Beach Engineering, Inc. on behalf of Marlene Veloso & Charles Fast property owners for property owned and located at 850 Washington Road, Tax Map 11, Lot 130 to subdivide the parcel into 3-lots and a road. Property is in the Single Residence and Aquifer & Wellhead District. Case #11-2022.

Date of decision: August 9, 2022

Decision: The Board 6-0-0 to continue the application to the September 13, 2022.

8/10/2022
Date

Patricia Losik
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Rye Planning Board

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PLANNING BOARD

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner:

Daniel Maguire of 403 Kari Court, Houston, TX
The Paul Maguire Family Trust

Property:

18-20 Cable Road, Tax Map 8.4, Lot 2
Property is in the Single Residence District.

Application case:

Case #16-2021

Application:

Amendment to Major Site Development Plan and Condo Conversion by Daniel Maguire of 403 Kari Court, Houston, TX for property owned and located at 20 Cable Road and The Paul Maguire Family Trust for property owned and located at 18 Cable Road, Tax Map 8.4, Lot 2 to expand a rear deck. Property is in the General Residence District and Coastal Overlay District. Case #16-2022.

Date of decision:

August 9, 2022

Decision:

The Board voted to continue the application to the September 13, 2022 meeting and request that someone appear before the Board to discuss this application.

8/10/2022
Date


Patricia Losik, Chair
Rye Planning Board

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PLANNING BOARD

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner: Arthur & Sharon Pierce Rev. Trust, Arthur & Susan Pierce, Trustees

Property: 251-279 Pioneer Road, Tax Map 24, Lot 117
Property is in the Single Residence District.

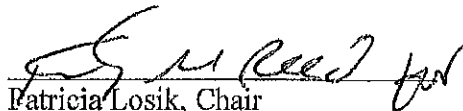
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Patricia Losik, Chair
Rye Planning Board

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:

Michelle Bingham & Wayne Maciejewski for

Property:

1 Central Road, Tax Map 11, Lot 73
Property is in the Single Residence District.

Application case:

Case #15-2021

Application:

Michelle Bingham & Wayne Maciejewski for property owned and located at 1 Central Road, Tax Map 11, Lot 73 for a Conditional Use Permit for an Accessory Dwelling Unit per Rye Zoning Ordinance 190-5.6. Property is in the Single Residence & Aquifer and Wellhead Overlay District. Case #15-2022.

Date of decision:

August 9, 2022

Decision:

The Board voted 6-0-0 to grant the applicant's request for an ADU.

8/10/2022
Date


Patricia Losik, Chair
Rye Planning Board

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