

**TOWN OF RYE – PLANNING BOARD
MEETING**

**Tuesday, April 18, 2023 – 6:00 p.m.
Rye Public Library**

Members Present: Bill MacLeod, Rob Wright, Bill Epperson, Chair Patricia Losik, Vice-Chair JM Lord, Kathryn Garcia, and Steve Carter

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

I. Call to Order

Chair Losik called the meeting to order at 6:01 p.m., led the Pledge of Allegiance, and introduced board members. She noted Member Brandon's absence and asked to seat Bill MacLeod, who accepted.

II. Determination of Completeness

a. Driveway application by Daniel Sallet for property owned and located at 80 Baker Avenue, tax Map 5.2, Lot 134 requesting waivers from the Land Development Regulations Section 5, Paragraph A for a driveway 86' from intersections of Baker and Big Rock Road, where 100' is required; From Section 5, Paragraph B for a driveway 7.6' from the property line where 10' is required; and from Section 5, Paragraph O for a second driveway where one is allowed per lot. Case #05-2023. Property is in the General Residence and Coastal Overlay Districts. Case #06- 2023.

Alex Ross, who prepared the plans, presented the application and explained that he believes the application is complete.

Motion by JM Lord to determine the application complete and move it to a public hearing. Seconded by Steve Carter.

Vote: 7-0 (B. MacLeod, R. Wright, B. Epperson, P. Losik, J. Lord, K. Garcia, S. Carter)

b. Giorgia Nagle, applicant, Samonas Realty Trust, owner for property 1215 Ocean Blvd, Tax Map 17.3, Lot 6 requesting Minor Site Development Plan for change of use of a restaurant, update seating indoor and outdoor. Property is in the General Residence, Business District and Coastal Overlay District and SFHA-Zone AO, Case #07-2023.

Member Carter discussed the property's change of use as a restaurant.

Vice-Chair Lord stated that he doesn't believe the application is complete. He discussed the waiver for notification and questioned items in the application regarding seating, parking, water issues, and outside alcohol control.

The board had a discussion in order to understand the breadth of the application prior voting in order to remain in accordance with the RSA.

Vice-Chair Lord explained that he needed more clarity on whether the application is for an additional 20, 40, or 50 seats. He also discussed the septic and whether DES had considered the apartments above. He noted that, depending on the number of seats, the restaurant could be short on parking spaces.

Chair Losik encouraged the applicant to reference the parking table in the zoning ordinance.

In response to Chair Losik's question, the applicant, **Giorgia Nagle**, explained that the restaurant is technically considered a fast food restaurant. Chair Losik noted the differences within the parking table.

Vice-Chair Lord added that there would be a need for concrete barriers between the parking and outdoor dining areas. He questioned the ability to control liquor outside of a building that's wide open and discussed the single ADA bathroom outside, noting its accessibility to the general public, and that it may not be enough for a 40-seat restaurant.

Member Garcia wondered if parking spaces were delineated for employees.

Ms. Nagle explained that she could supply answers to each of these questions if the board would like them.

Chair Losik stated that she'd like to understand if the fire department has looked at the restaurant for life-safety standards and asked the applicant if she has sought counsel from the fire chief. Ms. Nagle confirmed that she has and explained that she reached out to the fire chief, but hasn't followed up as she's been stalled, waiting on a change of occupancy.

Chair Losik and Ms. Nagle discussed parking spaces accessible to delivery trucks. Ms. Nagle explained that there are plenty of spots where a delivery driver could pull up by the dumpster or on the side of the building. She added that she could brief local delivery trucks on where they are permitted to park.

Chair Losik discussed the DPW for Wallis Road and explained that there is a lot of interest in that area. She suggested the applicant become more prepared to speak to how she will manage the flow of people and cars.

Chair Losik discussed whether this application is for a change of use, which would then require a permit from the Building Department. She added that the board would like a more cohesive package so they can understand the complete project. She also discussed the need for RCO requirements for parking.

Selectmen's Rep. Epperson asked if the apartments above are occupied. Ms. Nagle confirmed. Selectmen's Rep. Epperson discussed the property and his concerns regarding septic load, enforcement of balusters, and the portion of the property located in the state's right of way. Member MacLeod added that the NHDOT may have an issue with the placement of barriers in the right of way.

Ms. Nagle asked for more clarity from the board, noting that this has been a restaurant with outdoor seating many times before. She pointed out that she is asking for 20 indoor seats, that the current outdoor seating has barriers and rope, and offered to present mockups for the board and anything else they may need to better understand. She asked for clarity as to why the board has resistance for something that's already been done in that space. She explained that there is currently an indoor bathroom and she would be including a second bathroom, which is serviced twice per week, and which she is happy to provide to the community.

Speaking to Ms. Nagle, Member Wright explained that Member MacLeod's comment regarding barriers was a friendly one, so that she isn't taken by surprise if NHDOT takes issue at a later date. He noted that the applicant's point is well taken and he doesn't regard this as a change of use.

Member Garcia commented that Chief Walsh's concern is likely concerning density.

Member Carter asked whether the plan was to include 20 or 40 indoor seats.

Ms. Nagle clarified that she seeking to add 20 seats, not counting the picnic tables. She added that the state only concerns indoor seating and she is looking to maintain seven allotted picnic tables, and add 20 indoor seats.

Member Carter explained his concern that, with the addition of 20 seats, the number of people and cars could double. He added that Chief Walsh would likely have a concern about that.

Chair Losik referred back to the parking table as well as Chief Walsh's note. She explained that the Planning Board would ultimately like to have a good understanding of the site plan, just as

they asked of the Carriage House when they came before the board. She added that the plans don't have to be done by a professional, but they should be done so the board understands the scale and the barriers. She added that the plan should be complete enough for DPW to review and not have concerns about Wallis Road and deliveries. She noted that a more cohesive plans would likely sway department heads to be on her side.

Ms. Nagle asked if, moving forward, she is allowed to provide the board with clarity when they look at the packets.

Chair Losik explained that Planning/Zoning Administrator Reed could serve as a guide as she is familiar with what the Planning Board is used to looking at. She added that the Planning Board needs more information regarding noise, and asked Ms. Nagle to provide documentation for everything.

Member Carter added that the board would want clarity on the liquor license.

Ms. Nagle explained that liquor is allowed inside and outside within the barrier, according to state regulation. She added that she's applying for beer and wine, not liquor.

Planning/Zoning Administrator Reed explained that she's been working with Ms. Nagle since she came to the board. She explained that when Selectmen's Rep. Epperson raised a concern, she tried looked in the building file, and couldn't find a history file for the property. She explained that the Building Inspector had the history file in his office. She added that they will work on this for the next May meeting and now the records are on file for the applicant and the public to view.

Vice-Chair Lord added that he doesn't have any problem with the waivers.

Speaking to Ms. Nagle, Selectmen's Rep. Epperson asked if she's in possession of a memo from Chuck Marsden dated April 12th, noting that the memo is a good guide of what to include. Ms. Nagle confirmed and explained that every question in the memo has been answered and sent back, and she can provide that at the next meeting.

Ms. Nagle asked for clarification: if she was not asking for 20 indoor seats, would this be more black and white? Member Carter clarified that the additional indoor seating is what changes the nature of the restaurant. Chair Losik added that 20 seats intensifies use of the property. Member Carter noted that while it's not a concern, it's also never had a liquor license.

Motion by JM Lord to determine the application is not complete, and to move it to the May 16, 2023 meeting. Seconded by Bill Epperson.

Vote: 7-0 (B. MacLeod, R. Wright, B. Epperson, P. Losik, J. Lord, K. Garcia, S. Carter)

Motion by Member MacLeod to move agenda item 4a to 2b(1). Seconded by JM Lord. All in favor.

The board reviewed a denial letter from the building inspector for 1191 Ocean Boulevard (Kooks) in regards to a sign. Chair Losik explained that the applicant received a permit denial letter from the building department. She summarized the denial letter, noting that the building inspector denied the permit because it doesn't comply with zoning, citing Rye's general code for building permits, with the suggestion that zoning relief may be required. Chair Losik commented that LDRs do not deal with signs and added that she doesn't believe signage falls within the planning board's purview.

Member MacLeod asked if the sign itself will be expanded.

Ms. Nagle explained that the sign will be expanded, but not beyond dimensions that currently exist from the previous sign, as depicted in the submitted photo. In response to Selectmen's Rep. Epperson's question, she agreed the sign will not be lit, flashing, or neon.

The board discussed whether this matter is within the Planning Board's jurisdiction. It was determined that, while not in the Planning Board's jurisdiction, there is no objection to the proposed sign.

Motion by Rob Wright that the board respond with no objection to the proposed sign. Seconded by Bill Epperson.

Vote: 7-0 (B. MacLeod, R. Wright, B. Epperson, P. Losik, J. Lord, K. Garcia, S. Carter)

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

a. Minor Subdivision Application for Edward G. Patenaude, Sr. Revocable Trust for property owned and located at 10 Forest Green, Tax Map 18, Lot 45-9 to subdivide the lot into two singlefamily residential lots with waivers to 202-3.4.D(2) & 202-3.4.D(4) requiring a topographical and stormwater management plans. The property is in the Single Residence District. Case #04-2023.

Paige Libbey of Jones and Beach Engineers, representing the applicants, who were also present, summarized discussions from the April 3, 2023 site walk; specifically, the new definition of the Wetland Conservation District. Ms. Libbey also outlined the additional waivers submitted.

Chair Losik summarized the site walk and explained that they were able to see the appreciation of the delineation of the wetlands, and commented on the applicants' concern for and commitment to the land.

Speaking to Planning/Zoning Administrator Reed, Chair Losik asked if Attorney Maher has reviewed the restrictive covenant. Planning/Zoning Administrator Reed explained that due to the short notice, she has not yet heard back.

Chair Losik discussed the restrictive protective covenant and commented that it's a legal document and she would like Attorney Maher to advise, but there needs to be approval for things like architectural design, driveway location, tree location, clear cutting, etc. The applicants agreed that this is not a surprise.

Member Wright asked if Green & Company still holds annual meetings.

Ms. Libbey explained her understanding of that document: for 30 years, Green and Company has a say in architectural standards, after which the HOA can extend beyond that 30 years for ten year increments.

In answer to Member Wright's question, the applicant explained that the HOA is active, that they pay \$200-\$300 per year for entrance, and attend HOA meetings. He explained that they never went to Green and Company, but to the HOA. He also clarified that it's a public road.

Chair Losik summarized the restrictive covenants.

Chair Losik discussed the details of the site walk and explained her discomfort with some of the plan regarding soil make up. She discussed questions raised by Member Macleod at the site walk. And explained that the buffer was non hydric. She asked for more detail on the probes.

Ms. Libbey explained that she spoke with the wetland scientist, who explained that he doesn't keep detailed records of every auger. She explained that the wetland line is the reflection of upland versus wetland soils and asked how the board would feel comfortable depicting that. She suggested removal of the NRCS soils from the plan all together, since they now know it's not accurate.

Chair Losik explained that the matter comes up in section 6.7 regarding septic, section 3.1 regarding the buffer area, and section 35 of the building code.

Member Macleod commented that if a high-intensity soil survey were conducted, this question would be moot. Vice-Chair Lord agreed.

Member Macleod explained that Ms. Libbey stated that their wetland scientist took soil probes and, based on the soil probes, marked the line of the wetlands. Ms. Libbey agreed. Member Macleod suggested their wetland scientist do one more soil probe, mark them, have a survey crew locate them, and let the probes show that it's non-hydric soil.

Chair Losik commented that the wetland scientist's letter dated March 30, 2023 is very detailed, and yet the board doesn't have that data.

Speaking to Ms. Libbey, Member Macleod commented on the CAD label on the lot designation A1 and C2, and asked that the label be moved two inches to the west.

In answer to Ms. Libbey's question, Member Macleod clarified that four probes along the width of the lot to show that it's upland soil would put the question to bed. He pointed to the desired location of the soil probes. The board agreed.

Chair Losik discussed the waivers and explained that there is information in the plans regarding lighting and landscaping standards. She asked the board to consider the requirement for state of the art irrigation system prior to the next meeting.

Ms. Libbey discussed whether the irrigation standards would be considered as a condition of approval. Chair Losik confirmed.

Vice-Chair Lord commented that, in looking at the recorded deed, this property reminds him of property at 421 South Road. He explained that the soil survey was bad enough that the board had to bring in a wetlands engineer to reflag the property. He explained that, in looking at the original recorded plan and this plan, it looks like the upland area has grown to half of what it was before while the wetland has decreased by half. He commented that it's hard for him to believe that it's so different now; 50% seems like a lot and the board needs to be cautious about that moving forward.

Chair Losik and Vice-Chair Lord discussed the original site plan and buffer restrictions at the time. Chair Losik summarized that the discussion could be satisfied by soil samples and, even though the applicant has the waiver in the LDR, it's better to address the matter now.

Chair Losik opened to the public at 7:04 p.m., hearing no comments, the public session was closed.

Chair Losik explained that the board received a letter from Betsy Bass. Planning/Zoning Administrator Reed explained that the letter was delivered to the library just prior to the meeting,

which is why the board didn't receive copies. Chair Losik read the letter aloud to the board and mentioned that the protective covenants address many of Ms. Bass' discussed points.

The applicant identified Ms. Bass' coowner as Rick Green, who hunts the property. He summarized his conversation with Mr. Green.

Planning/Zoning Administrator Reed explained that the legal notice was sent to the property on file with the assessor and it was signed for. She sent a copy of the original notice to Ms. Bass and explained that, legally, it was sent to the proper address. The applicant explained that Mr. Green doesn't want any abutters to interfere with his hunting property.

Chair Losik and Planning/Zoning Administrator discussed a \$1000 escrow for Attorney Maher's time.

The applicant explained their process for approval of the house. Ms. Libbey suggested the applicant start with going to the HOA. Chair Losik explained the town's perspective and need to understand what steps are required for approval.

Member Wright discussed the terms of the original deed and asked for clarification from the applicant.

Mr. Patenaude explained that their HOA is very informal, and the \$300 entrance fee primarily covers the maintenance of the entrance. He explained that in the past, most construction in the neighborhood was discussed with neighbors in an informal manner.

Member Wright, noting that the board is not comprised of lawyers, nor are they offering legal advise, wondered if it might be in the applicant's best interest to divorce himself from the developer before he is bound by the restrictions of the original documents.

In answer to the applicant's question, Chair Losik explained that this information was found in the Registry of Deeds.

Planning/Zoning Administrator Reed explained that the original files of the subdivision are gone.

Chair Losik discussed the matter of escrow with Ms. Libbey and the applicant. The applicant agreed to up to a \$1000 escrow for Attorney Maher's review.

Chair Losik explained that they are making great progress with this application, and suggested the board continue to May 16th so that the remaining pieces are answered by then. Chair Losik

explained that the board will wait until they have legal review to approve waivers. The board agreed.

Mr. Patenaude explained the original proposed location of construction and summarized a conversation he'd had with Mr. Green.

Chair Losik commented that the easement is recorded.

Motion by JM Lord to continue the application of Minor Subdivision Application for Edward G. Patenaude, Sr. Revocable Trust for property owned and located at 10 Forest Green, Tax Map 18, Lot 45-9 to the May 16, 2023 meeting. Seconded by Rob Wright.

Vote: 7-0 (B. MacLeod, R. Wright, B. Epperson, P. Losik, J. Lord, K. Garcia, S. Carter)

b. Driveway application by Daniel Sallet for property owned and located at 80 Baker Avenue, tax Map 5.2, Lot 134 requesting waivers from the Land Development Regulations Section 5, Paragraph A for a driveway 86' from intersections of Baker and Big Rock Road, where 100' is required; From Section 5, Paragraph B for a driveway 7.6' from the property line where 10' is required; and from Section 5, Paragraph O for a second driveway where one is allowed per lot. Case #05-2023. Property is in the General Residence and Coastal Overlay Districts. Case #06- 2023.

Alex Ross presented the application and explained that the parcel is at the corner of Big Rock Road and has two driveways which have been there for more than 40 years. The owners would like to complete a small addition which required variances from the ZBA, which were approved. Mr. Ross explained that he spoke with building inspectors as well as DPW, who would like for applicant to obtain a driveway permit.

Mr. Ross explained that Jason Rucker, the director of DPW, needed paperwork for one of the two driveways in order to be approved. He explained that because this driveway is less than 100' from the intersection, less than 10' from the sideline, and because it's one parcel with two driveways, Mr. Rucker views this as a formality to get waivers. He added that the abutter's house is actually a far distance away as is their driveway. He explained that the project includes removal of impervious surface and getting small strips of pervious pavers. Ultimately there will be a reduction of lot coverage. He explained that this has been discussed with the ZBA and all necessary variances have been obtained.

Selectmen's Rep. Epperson stated that the driveway doesn't go to Big Rock Road.

Mr. Ross clarified that the driveway does go to Big Rock Road.

Member Wright sought clarification as to why there is a need for the Planning Board to become involved.

Planning/Zoning Administrator Reed explained that DPW Director Rucker explained that, despite the fact that these driveways are existing, they didn't start issuing permits until 2010. Mr. Rucker wants to get it on the record that they get a brand new driveway permit even though it's existing.

Member Wright asked for clarification of where and what statute states that you need to file for a new driveway permit for an existing driveway. Planning/Zoning Administrator Reed explained that there is none, Mr. Rucker has made the determination that he will require it. Member Wright asked if Mr. Rucker has that authority. Member Macleod suggested that driveway regulations in zoning should be amended to say that this section doesn't apply to existing driveways.

The board discussed what to do with the current application as it stands before the board. Chair Losik clarified that the Planning Board has the ability to waive these provisions of driveways.

Member Carter commented that the applicant is not asking to move the driveway any closer to the property than it already is. He added that, aside from the change of materials, they're not making any changes to the driveway at all. Member Carter agreed with Member Wright.

Member Wright explained that he takes no issue with waiving this, but does take issue with someone making changes to land use regulations without the authority to do so. The board discussed the matter.

Chair Losik anticipated that double driveways will become a more common standard.

Planning/Zoning Administrator Reed explained that Mr. Rucker will make anyone who's making changes obtain a permit moving forward.

The board discussed Blake Street and the history of this property and its abutting properties.

Chair Losik opened to the public at 7:31 p.m. Hearing no comments, the public session was closed.

Chair Losik explained that the board has three waivers before them to approve.

Motion by JM Lord to approve three waivers: article section five, paragraph A; article section five, paragraph B; article section five, paragraph O. Seconded by Bill Epperson.

Vote: 7-0 (B. MacLeod, R. Wright, B. Epperson, P. Losik, J. Lord, K. Garcia, S. Carter)

IV. New/Old Business:

a. Rules of Procedure

Member Carter presented the board with an updated version of the Planning Board Rules of Procedure. He outlined the most notable changes including the inclusion of a paragraph regarding the Master Plan Steering Committee; a correction of the new meeting time, the third Tuesday of each month; clarification regarding when the board will and will not start new applications; and clarification regarding ex parte communications. He added that there was also a change that committees will consist of up to three members who may be Planning Board members or alternate members.

Member Carter explained that a suggestion was made by a citizen that committees could be open to interested citizens who are not on the Planning Board. Member Carter explained that he would have a problem with that if the citizen were not willing to be an alternate member. He explained that it could be a liability, and the board is short on alternates.

Chair Losik explained that the board is grateful for their alternates. She added that together, she and Planning/Zoning Administrator Reed have some ideas and plans as to how to bring in new alternates. She added that she would be concerned with the technical aspects of the Technical Review Committee, the Long Range Planning Committee, and the Rules and Regulations Committee. She added that she's glad those people are soundly grounded in the work that they do. She continued to explain additional opportunities the board will have to encourage people to take on new positions and that she's open to ideas.

Chair Losik explained the process of voting upon these updated Rules of Procedure.

Motion by Steve Carter to table this until May 16, 2023 at which point it will be discussed again. Seconded by JM Lord.

Vote: 7-0 (B. MacLeod, R. Wright, B. Epperson, P. Losik, J. Lord, K. Garcia, S. Carter)

b. InvestNH HOP Grant

Planning/Zoning Administrator Reed explained that the Select Board approved the Planning Board's recommendation of the Rockingham Planning Commission to be the consultant and there will be a kick off meeting at 10:00 a.m. on Thursday May 4, 2023.

Chair Losik confirmed that all board members had a copy of the contract and encouraged them to review the three deliverables to get a sense of where they're going. She added that the board can discuss the next steps at the next meeting.

Planning/Zoning Administrator Reed explained that Steve Whitman has tentatively declined to attend, but Tim Roach and Jenn Rowden will be in attendance.

Vice-Chair Lord asked for clarification regarding bills related to new contracts. Planning/Zoning Administrator Reed explained that they go directly to Becky Bergeron for payment.

c. Master Plan Steering Committee update

Member Wright explained that, while he's been sick for a month and not as up to speed as he would like, he would be happy to answer any specific questions from the board. He explained that there will be a meeting on May 2, 2023 at 1:00 p.m. and if there is any business of the Long Range Planning Committee that needs to be taken up, that will immediately follow. He added that kick off with RPC is two days later on May 4th.

Kim explained that that on 5/15 the LRPC is scheduled to meet to make a recommendation of which selection of applicants they would like the Planning Board to review. The deadline for bids is 4/28. She explained that she will be opening the bid selection on 5/1 and she will ask Jason rucker to witness the opening of bids. The Master Plan Steering Committee is scheduled to meet on 5/2, at which point she will hand out bids with a matrix to review. At the meeting on 5/15 the committee will review selections, score, and make a recommendation to the Planning Board on 5/16 as to which firm they would like to choose for build out analysis and master plan.

The board had an extended discussion of the process of recommendations and contracting.

Chair Losik, Planning/Zoning Administrator Reed, and Member Garcia discussed the start of the Housing Academy on 5/9.

d. Escrows and Minutes

Motion by JM Lord to pay the following escrows:

- **Sebago in the amount of \$326. 20 for construction monitoring at Thompson Landing Way**
- **Sebago in the amount of \$291.20 for construction monitoring at the Housing Partnership**
- **Sebago in the amount of \$666.00 for 15 Sagamore Road**
- **Donahue, Tucker & Ciandella in the amount of \$700.00 for 15 Sagamore Road**

Seconded by Steve Carter.

Vote: 7-0 (B. MacLeod, R. Wright, B. Epperson, P. Losik, J. Lord, K. Garcia, S. Carter)

Minutes - March 21, 2023

- Correction page 23 -change "wetland soil" to "upland soil"
- Correction to page 16 for clarity - "for a forum"
- Correction to page 2 - "Motion to nominate herself, Rob, and Kathryn"

Planning/Zoning Administrator Reed clarified that the board does not require verbatim minutes. All that's required is the date, time, motions, jist of the discussion, and who was present at the meeting. Chair Losik commented that the minutes have served the Planning Board well and capture the discussion.

Chair Losik discussed information from Attorney Maher and explained that she would share her notes regarding Attorney Maher's recommendations to the board.

Motion by Steve Carter to approve the March 21, 2023 minutes as amended. Seconded by JM Lord.

Vote: 7-0 (B. MacLeod, R. Wright, B. Epperson, P. Losik, J. Lord, K. Garcia, S. Carter)

Member Wright asked for clarity on a procedural question regarding the application for the driveway. He asked who is the ultimate authority on the correct process. Chair Losik explained that the Planning Board does have the authority, but that the board could also discuss with counsel on the matter as to whether there is a different process.

Motion by JM Lord to adjourn at 8:01 p.m. Seconded by Steve Carter

Vote: 7-0 (B. MacLeod, R. Wright, B. Epperson, P. Losik, J. Lord, K. Garcia, S. Carter)

Respectfully Submitted,
Emilie Durgin

RYE PLANNING BOARD

10 Central Road Rye, NH 03870 (603) 964-9800

Notice of Decision

Applicant/Owner: Daniel Sallet

Address: 80Baker Ave, Tax Map 5.3, Lot 134
Property is in the General Residence, Coastal Overlay Districts

Request: Driveway Permit

Case: #07-2023

Date of Decision: Tuesday April 18, 2023

Decision: The Board voted 7-0-0 to grant the following waivers from the Land Development Regulations to allow for a second driveway.

1. Section 5, paragraph A: No driveway shall be constructed within 100' of an intersecting road:
2. Section 5, Paragraph B: No driveway shall be constructed within 10' of the abutting property lines: and
3. Section 5, Paragraph O: Property owners requested more than one driveway per lot.

The reasons for granting are: (1) Strict conformity would pose an unnecessary hardship to the applicant, and waiver would not be contrary to the spirit and intent of the regulations.

4/19/2023
Date


Patricia Losik, Chairman
Rye Planning Board

RYE PLANNING BOARD

10 Central Road Rye, NH 03870 (603) 964-9800

Notice of Decision

Applicant/Owner: Georgia Nagle, owner Kook's Café & Beach Shop
Jim Murphy aka Searose Properties, LLC owner of property

Location: 1191 Ocean Blvd, Tax Map 17.3, Lot 30
Business District, Coastal Overlay District, SFHA Zone AE (9)

Request: Sign

Date of Decision: Tuesday April 18, 2023

Decision: The Board voted 7-0-0 this Board has no objection to the sign as presented.

4-19-2023
Date



Patricia Losik, Chairman
Rye Planning Board

RYE PLANNING BOARD

10 Central Road Rye, NH 03870 (603) 964-9800

Notice of Decision

Applicant/Owner: Giorgia Nagle, applicant
Samoans Realty Trust

Address: 1215 Ocean Blvd, Tax Map 17.3, Lot 6
Property is in the General Residence, Coastal Overlay and SFHA-
Zone AO

Request: Change of Use

Date of Decision: Tuesday April 18, 2023

Decision: The Board voted 7-0-0 to continue the application to May 16,
2023.

4/19/2023
Date



Patricia Losik, Chairman
Rye Planning Board

PLANNING BOARD

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant: Jones & Beach Associates

Owner: Edward G. Patenaude, Sr. Revocable Trust

Property: 10 Forest Green, Tax Map 18, Lot 45-9
Property is in the Single Residence

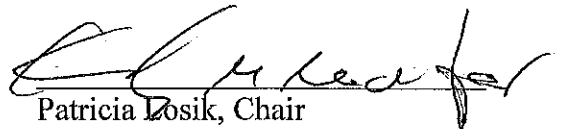
Application case: Case #04-2023.

Application: Minor Subdivision Application for Edward G. Patenaude, Sr. Revocable Trust for property owned and located at 10 Forest Green, Tax Map 18, Lot 45-9 to subdivide the lot into two single-family residential lots with waivers to 202-3.4.D (2) & 202-3.4.D(4) requiring a topographical and stormwater management plans. The property is in the Single Residence District. Case #04-2023.

Date of decision: April 18, 2023

Decision: The Board voted 7-0-0 to continue to May 16, 2023.

4/19/2023
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.