

TOWN OF RYE – PLANNING BOARD  
THURSDAY, AUGUST 24, 2023  
SITE WALK MINUTES  
2:00PM AT COMMON ROOTS CAFÉ  
2203 OCEAN BLVD, RYE NH

Planning Board Members Present: Chair Pat Losik, Vice Chair JM Lord, Rob Wright, Steve Borne, Bill MacLeod

Also present: Owner Robin Wehbe, Land Use Assistant Kara Campbell, RPC Consultant Maddie Dilonno, Melanie Logan, Betsey Orlando, Deb Cabanat, Linda Case, Heidi Thomas, Michael Thomas, Sharon Constantino, Cindy Mailloux, Courtney Delessio, Thomas Pfau, Lee Gonsalves, Colette Irvin, Jennifer Blanchard.

I. CALL TO ORDER

The meeting was called to order by Chair Losik at 2:00 pm.

II. PUBLIC HEARING CONTINUED FOR A SITE WALK TO REVIEW AND DISCUSS THE FOLLOWING:

Minor Non-residential Site Development Plan by Common Roots Café owner Robin Wehbe for property located at 2203 Ocean Blvd, Tax Map 5.3, Lot 28, Unit D for seasonal outdoor seating. Property is in the Business District, Coastal Overlay District and SFHA Zone AO (2). Case #16-2023.

Chair Losik informed the group that this site walk is only to discuss the proposed outdoor seating, not the condo redevelopment, which will be discussed at the 9/19 Planning Board Meeting. Chair Losik said an additional 24 outdoor seats are proposed. She said noise, trash, and parking concerns were already brought up at the meeting and will not be discussed today. Mr. Wehbe will present a trash plan at the next Planning Board meeting. Mr. Webhe said he will pursue towing to manage illegal parking.

Mr. Wehbe showed the group where the proposed tables would go. He is hoping to put 4 on the east side of the patio, and 2 on the north side of the patio. These 6 tables will seat 4 people each. Mr. Webhe said the tables will be outside April 15-October 15 and only available until 4 pm, when they will be brought inside. Mr. Webhe agreed that no alcohol will be sold, no music nor speakers will be played, and signage will not be changed.

The group went over the height of the patio off the ground and the potential need for safety barriers. Mr. Webhe said he plans to paint the edge of the patio in bright yellow to indicate the edges. The curb is about 7" off the ground. Mr. Webhe mentioned potentially adding planters as a barrier. Vice Chair Lord stated that the height of the curb does not raise any building code concerns, as 18"-24" triggers a railing. The abutters are very concerned about the patio not having any safety features, putting both young children and older individuals at risk of falling off and hurting themselves.

Mr. Webhe said Fire Chief Cotreau had no concerns.

Chair Losik recommended striping/cross hashing the small area to the north of the proposed location of the two tables to prevent parking.

Vice Chair Lord recommended moving the parallel parking spaces down about 10' and striping/cross hashing the area so there are no car doors opening near the diners. This is a state highway so DOT will have to review.

Ms. Orlando expressed her concern with being ADA compliant.

Ms. Blanchard expressed her concern about the garbage and the dumpster.

Chair Losik informed the group that that the Planning Board cannot approve anything without ZBA approving the parking first.

There was discussion about the three parking spaces on the north side of the building. Using the survey, Vice Chair Lord determined that Mr. Wehbe's property goes out further than the spaces – he can extend about 3 more feet.

There was discussion about the difficulty in exiting Powers Avenue. The residents stated that the street is frequently blocked by illegally parked cars and delivery trucks.

An abutter asked if there are any zoning restrictions that prevent tables from being right onto the property line. Chair Losik replied no.

Chair Losik informed the group that nothing will be approved until Mr. Wehbe returns to the Planning Board. He is planning to go before ZBA in October.

Motion to adjourn: Rob Wright, seconded by JM Lord, all in favor.

The site walk meeting was closed by Chair Losik at 3:00 p.m.

Respectfully submitted,

Kara Campbell  
Land Use Assistant