

TOWN OF RYE – PLANNING BOARD
MONDAY, DECEMBER 4, 2023
SITE WALK MINUTES
3:00PM AT 2203 OCEAN BLVD, UNITS A AND B, RYE NH

Planning Board Members Present: Vice-Chair JM Lord, Rob Wright, Bill MacLeod, Steve Carter and

Also present: Owner Robin Wehbe, Land Use Assistant Kara Campbell, RPC Consultant Maddie Dilonno, Kimberly Reed, Planning & Zoning Administrator, Kevin Walsh, Police Chief.

I. CALL TO ORDER

The meeting was called to order by JM Lord at 3:00 pm.

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

Major Non-Residential Site Development and Condominium Amendment by Robin Wehbe for property located 2203 Ocean Blvd, Tax Map 5.3, Lot 28, Units A & B to raze the existing structures that are currently being used as a yoga business and build two residential units. Property is in the Business District, Coastal Overlay District and SFHA Zone AO (2). Case #17-2023.

Robin Wehbe thanks everyone for coming for redevelopment of units A and B and points to the building, says what we are looking at 4 commercial units and A and B, C and D. We are here to discuss, A and B you can see crack in pavement can see where A and B are. Issue dealing since Condos in 2007 is put 4 commercial condos with not enough parking, congested parking, undersized parking and they are all fighting for the same business hours same busy season. Consolidated yoga business hours to coordinate parking, largely worked except 4pm and later. Constricted from radius perspective. Change from business to residential, it will reduce the use, number of vehicles yoga studio which may use up to 18 vehicles these two residences. Residential a couple of cars each with parking underneath. Significant reduction in traffic.

Unit C is orthodontist, minimal use. Owned by a different party owner not Mr. Wehbe.

Mr. Carter asked what was coming down.

Mr. Wehbe points to the line in the pavement.

Mr. Wright asked the separation between the units.

Mr. Wehbe fire wall with inch or 2 gap, explains the FEMA regulation. The structures need to be independent but can be connected. So actually have a roof that is continuous but structurally separate walls and proposing a gap,

Mr. Wright asks what the fire marshal says about construction about that.

Mr. Wehbe explains they will be fire rated, have not asked the Marshal yet.

Mr. Carter asks what go into the piece he points to the corner where the orthodontist office is located.

Mr. Wehbe explains stay as is, do not own it. It is owned by the orthodontist.

Mr. Carter says stays as it. Then okay, did not realize C went over.

Mr. Wehbe explains C is t shape, separate a crack, connect roof line.

Joan Nutter, 10 Gray Court asks if building condos to sell.

Mr. Wehbe does not know.

Ms. Nutter asks if rental.

Mr. Wehbe says he will work within his rights, asks Ms. Nutter if she rents her property.

Ms. Nutter asks about parking.

Mr. Wehbe explains and asks if she has seen the plan. The plan provide more parking spots, increase size move 4 along Gray Court. Here to find best option.

Ms. Nutter asks where along Gray.

Mr. Wehbe says where the handicap parking is.

Mr. Wright asks clarify number of spaces. Permitted from ZBA for 16 spaces. Questions the number.

Mr. Wehbe explains and Mr. MacLeod shows on the plans where along with 4 below building.
Total 20 parking spaces not 21.

Mr. Lord asked about the power line separation and asks them to look at it.

Walk to the Side of Gray Court along the backside of the structure.

Mr. Lord to Police Chief concern about back out into Gray Court. Currently parallel propose to back out into the street.

Chief Walsh says problem with traffic crashes from locations and businesses is when backing out into the roads. So try avoid moving forward projects going forward of backing out, sites RSA: 265:94 limitations on backings that what officers looking at when accidents. Summer congested. One that comes to mind, the Hungry Lobster that was Lazy Birdy, before Hungry Horse that unable to fix that because precedence has been set and if we allow the parking to go on design like that, move in the future still stuck with that platform. As a Police Officer when redoing projects for an improvement it is not, avoid backing out.

Mr. Wehbe backing is huge concern, currently backing 1A this lesser street.

Chief as a project as a whole how do we avoid backing out as a whole.

Ms. Nutter adds to the conversation by saying a lot of pedestrian traffic in the summer a lot of cars come up Gray Court and turn around and back into neighbors. Put up barricades. Never had this problem up to few years ago.

Mr. Wehbe points out that 4 Gray Court and 10 Gray Court have their vehicles parked out onto the Gray Court and they back out on the street, it is issue on the street. Seen cars sticking out of their driveways especially 10 Gray Court, I have several pictures.

Mr. Lord focus on this project.

Mr. Carter asks if the building going back to existing and not going into the alley.

Mr. Wehbe says that is correct.

Mr. Lord says part of this is to keep traffic from backing out Ocean Blvd as well.

Chair Walsh have engineer look at what is the traffic flow for cars coming in and exit.

Mr. Lord look at project as a whole. Doors from condos coming out, now only 18' drive isle with 18' parking spaces and do we need these many parking spaces we have. It might to put guard rail along RT 1 put in entrance, people only coming in one direction, people backing out of their condos one direction and pull out onto Gray.

Mr. Wehbe asks how to enter.

Mr. Lord says enter Ocean exit Gray. Two spaces parallel with Gray.

Mr. Wright asks if envisioning two parallel along Gray, side by side, edge of road way, but can you get away radius.

Mr. Lord, keep it on the lot. No one backing Ocean nor Gray.

Mr. Wehbe couple of thoughts, heard need more parking tomorrow sketch with TRC. Also other options instead of curb, stop, prevent access 1A. Thought head in 1A then head, leave this challenge, happy to look at options.

Mr. Carter some sort of barrier 1A and parking lot, well defined.

Mr. Wright asks if also permit parallel along 1A.

Discussion on layout.

Mr. Wright notion most safe parking here and work back from there.

Heidi Thomas 17 Gray Court asks if part of the process, maybe not this group address the traffic issue during Memorial to Labor Day Beach traffic a lot families up and down Gray Court.

Mr. Wright not in our scope.

Mr. Lord we can discuss safety on this lot.

Chief Walsh, the state is going to look at curb cut.

Mr. Wehbe already applied to the State.

Mr. Wright if one way all way, regulated stop sign out the best how area how maps out good for engineer.

Mr. MacLeod a lot of mark ups worthy of TRC meeting, first look tight put barrier across there. Main thing not allow traffic not back RT 1A, minimum, back side street not as critical, appreciate Chief's concern. Tight lot, reduce traffic flow, up to him have his engineer come up with design, way most get come in RT 1A out Gray.

Mr. Lord and Mr. Wright how enforce.

Mr. MacLeod if one row, logically drive out then back out.

Mr. Lord key is being logical.

Mr. Wehbe discuss how many must be 1A and put signs exit here, minimum solution no back out 1A.

Mr. MacLeod no isle space back into that parking space unless redesign building.

Mr. Wehbe move building back 2ft encumbrance setback, trying to minimize variances.

Move to the back alley and pervious paver solution.

Mr. MacLeod ask if just pervious and no vehicles then why not grass.

Mr. Wright asks if deliveries.

Mr. Wehbe use when can, not easy to park would be easy to put cars.

Mr. Wright bike parking.

Mr. Wehbe E-bike and parking or stack employees.

Mr. Wright how get people in from 1A and out Gray from your engineers.

Kevin Wunderly, Fire Dept looked at submitted plans wondering about the distance restaurant and new construction and how far separated.

Mr. Wehbe unit where dentist office and then 2inch air gap.

Lt. Wunderly asks if sprinkled. Distance between two structures may ask have NFIP look at it right now grandfathered, new not grandfathered.

Mr. Wehbe happy to do that.

Lt. Wunderly concern plans show garage parking 2 unit, NFIP must be separation between main egress and garage. Driveway wall main entrance and where garage is. Third and final concern more than one means of egress or exit from garage only one.

Mr. Lord ask Lt. Wunderly about min separation for power lines from roof, it will be close

Mr. Wehbe said questions about grading.

Mr. Lord what proposed elevation of new structure garage and there now.

Mr. Wehbe slab on grade.

Mr. Lord door sills at 11.5'.

Mr. MacLeod said grade elevation 10.3'

Mr. Lord says 10.3' slab but sil 11.5.

Mr. MacLeod says existing.

Mr. Lord wants to know the grading and how it lines up proposed grades go from 11.7 to 11' at edge means slope. Below slab elevation.

Ms. Reed asks any more questions, concerns.

Mr. Shannon Alther arrives from TMS and asked about elevation and asks if building at a slant.

Mr. Alther said pavement slant to move the water. Level in the garage.

Mr. MacLeod asks if proposed elevation for that slab.

Mr. Alther inch higher than outside paving, will be at TRC. Careful how asphalt and grade work.

Discussion on grade.

Mr. Lord said the plans do not come together well.

Mr. Alther says Henry Engineer plans then I put them on the TMS plans. Henry establishes grade then I know that I cannot go any higher than 28' from grade. Establishes datum.

Mr. MacLeod landscaping plan trees can grow up to 6' high could be site distance problem.

Mr. Alther salt tolerant and native it would be up to Robin's group to establish. Note could get that high.

Mr. MacLeod anything greater than 3ft is a problem for that corner.

Mr. Reed explains there will be a TRC meeting on Tuesday at 9am and all department heads have been invited. Then continued to Planning Board December 19, 2023. Mr. Wehbe is also on the ZBA for 12-6-23. All meetings are public.

Respectfully submitted,

Kimberly Reed