

**RYE PLANNING BOARD  
RULES AND REGULATIONS COMMITTEE  
MEETING**

**Tuesday, September 7, 2021  
8:00 a.m. – Rye Town Hall**

*Present: Chair Patricia Losik, Nicole Paul, Kevin Brandon and Planning Administrator Kim Reed*

**I. Call to Order**

Chair Losik called the meeting to order at 8:00 a.m. and led the Pledge of Allegiance.

**II. Review last year's zoning, floodplain and building code amendments**

**New Laws:** Adopted legislation that has not yet been incorporated into the Code can be found at the beginning of 190 in the General Code. Once a new law has been codified, it will appear in its respected section.

**Mapping:** Rye's zoning map is being recreated and updated by CAI Technologies, Littleton NH. Once the map is completed, Planning Administrator Reed will download it to general code. The intent is for the map to be completed by the end of September. The zoning maps will also be integrated with the town's tax maps and GIS (Geographical Information System).

- **Town Forest Map:** (Included in General Code) Planning Administrator Reed will follow up with the Conservation Commission to see if the current map is the most updated map available; no labeling on the map.

**Amendments Adopted in 2021: (Work of the Rules & Regs Committee)**

- **2020-01:** (Housekeeping) To comply with new floodplain maps – LDR Amendment
- **2020-02:** (Housekeeping) Addresses lot shapes and lot lines; language in regards to gerrymandering and irregular lots – LDR Amendment
- **2020-03:** (Housekeeping) Typical Street Cross Section diagram – LDR Amendment.
- **2021-01:** (Housekeeping) Deletes redundant language addressing mobile homes – BC Amendment
- **2021-02:** (Housekeeping) To be consistent with demolition review language.
- **2021-03:** To allow abutter notices when the Demolition Committee deems a building is significant and its demolition is subject to a public hearing.
- **2021-04 (LDR) & 2021-07:** Add the definition of pervious coverage or pervious to be consistent with NH RSA 483-B:4, Shoreland Water Quality Protection Act. The intent is to sync the Zoning Ordinance and Land Development Regulations.

- **2021-05:** Parcels (specified in amendment) changed from Business District to Single Residence District. The parcels were once the sites of business, but have been redeveloped for residential use in recent years. Zoning Map Amendment
- **2021-08:** (Housekeeping) Addressing parking size requirements under off-street parking and loading.
- **2021-09:** Addresses the process for wetland boundary disputes.
- **2021-10:** Requires wetland and vernal pool delineations to be within 10 years by a Certified Wetlands Scientist.
- **2021-11:** (Housekeeping) Update of references for vernal pool

The Committee discussed the importance of looking at the Rye Master Plan to see what might be absent, as things cannot be put in the zoning ordinance, Land Development Regs or building code, unless it's in the master plan.

It was noted that currently, the Visioning Chapter is being worked on by the Long Range Planning Committee. They are developing the framework for a Vision Chapter, which will be formalized in early 2022. The budget for 2021, included work for a visioning session to develop the framework for a Vision Chapter. After the visioning session in November, the Planning Board may decide to move forward on rewriting the Vision Chapter, or they may decide to rewrite the entire master plan at once, which would need to be budgeted for 2023.

### **III. Summary of open items from 2021**

#### **IV. 2022 Priorities**

**Solar** – In 2019, the committee had discussions regarding language for solar and the concept of a solar ordinance. This was put on hold at that time.

**Retaining Walls** – A better definition is needed for retaining walls in order to separate it from stone walls.

**Detached Accessory Dwelling Units** – Currently, the ordinance only allows for attached accessory units. Property owners have been requesting a variance from the BOA for two dwellings on one lot.

**Lot Coverage (Building Area)** – Member Paul noted that they should take a look at lot coverage again. (coverage ratio or pervious)

**Driveways** – Dominique Winebaum's question regarding the 10' setback to abutters in the driveway permit regulations.

**Load Impact Development (LID)** – LDR 202-9.A(2) If it cannot be quantified, where are they going to stand? Are we looking at the stormwater only from the development of the road infrastructure and not beyond?

**Fertilizers in the Aquifer** – Danna Truslow has provided guidance.

**Structure definition** – Stormwater facility is an issue.

**Piers** – Question from Patricia Weathersby regarding building up or requiring piers to leave the grade unchanged.

**V. Review 3 year of planning board waivers, ZBA variances**

*Planning Administrator Kim Reed will draft a table for the next meeting.*

**VI. Other**

**Next Steps:**

- Kevin Brandon to look at the language regarding workforce housing in the legal documents from The Housing Partnership and 1244 Washington Road.
- Nicole Paul to look at building area and setbacks.
- Patricia Losik will address retaining walls.
- Kim Reed and Kevin Brandon will work together on detached accessory dwelling units.
- Next Meeting scheduled for Wednesday, September 15<sup>th</sup>, 8:30 a.m.

**Adjournment**

**Motion by Nicole Paul to adjourn at 9:22 a.m. Seconded by Kevin Brandon. All in favor.**

Respectfully Submitted,  
Dyana F. Ledger