

**TOWN OF RYE – PLANNING BOARD
TECHINICAL REVIEW COMMITTEE
Monday, April 27, 2020
12:00 p.m. – via ZOOM**

TRC Members Present: JM Lord, Patricia Losik, and Jim Finn

Others Present: Planning/Zoning Administrator Kim Reed and Applicant John Samonas

I. Call to Order

Chair Lord called the meeting to order at 12:00 p.m.

Statement by JM Lord:

As chair of the Technical Review Committee, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are providing public access to the meeting by telephone, with additional access possibilities by video and other electronic means. We are utilizing Zoom for this electronic meeting. All members of the board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting by clicking on the following website address: www.zoom.com ID #873-1075-6573 Password: 674597

Public notice has been provided to the public for the necessary information for accessing the meeting, including how to access the meeting using Zoom telephonically. Instructions have also been provided on the website of the board at: town.rye.nh.us go to the Planning Board page and click on the agenda for this meeting.

In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled. Please note that all votes that are taken during this meeting shall be done by roll call vote.

Roll call attendance:

1. Patricia Losik
2. Jim Finn
3. JM Lord
4. Kim Reed
5. John Samonas with his wife

II. Business:

The Technical Review Committee of the Rye Planning Board will meet on Monday, April 27, 2020 at noon via ZOOM to review the colors of the units recommended by the applicant per accordance with Conditions of Approval No. 12 these colors shall be reviewed and approved by the TRC.

Chair Lord noted that the purpose of the meeting is to review the colors proposed by Mr. Samonas for the application of 1215 Ocean Blvd. The three colors that are being proposed are grey, tan and neutral, which is a basic shingle color. Planning Administrator Reed emailed photos to the TRC Members showing the homes surrounding this area. He asked the members if they have any concerns with regard to the colors being proposed.

Member Losik replied that she does not have any concerns. She thinks the colors are appealing. When she considers the length of the property, which is just shy of 560ft of frontage, she likes the idea of having a variety. It is going to balance with the neighborhood. She pointed out that the photos of that area show a representation of “New England Coastal” preferred colors. She thinks the proposed colors fit that range. When she looked at the ‘Surf Club’ building and 1313/1315 Ocean Wave, which are the connected units, both of those buildings are singular in color. In looking at the neighborhood, there is variation in the range, so she finds this appealing. She asked if all the trim is going to be white. She also asked the intended colors for the doors. She commented that in some of the representations that Mr. Samonas sent, the doors were natural wood.

John Samonas, applicant for 1215 Ocean Blvd, noted that he has not made a decision on the door colors. He would want something that compliments the colors that are proposed for the buildings. He assumes the garage doors along the back of the buildings, facing westward, will all be the same color, but that color has not yet been decided. The color for the doors that are facing Ocean Boulevard will be chosen to compliment the color of the buildings.

Chair Lord clarified that they are not talking about a lime green or purple.

Mr. Samonas confirmed.

Chair Lord stated from the architecture and the colors that were chosen, he thinks the color for the door should be matching as well.

Mr. Samonas stated that he assumes that most of the trim is going to be white.

Member Finn stated the colors are just fine and are in keeping with the area. He likes the idea that each duplex will have one color with the choice being made by the first buyer.

Chair Lord asked what happens if the first buyer wants the natural color and the third buyer wants natural.

Mr. Samonas explained that once a color is chosen, the color choice will be eliminated. He commented if there is a change because a color is not available, he will come back to the committee.

Member Lord stated he likes the fact that all three buildings are broken up. It would look too much like a complex if the buildings were all the same color. In looking at what is in that area, he thinks the proposed colors will fit well.

Member Losik agreed. In looking at the pictures again of that area, on most of the buildings the trim is white. She commented the proposed colors are spot on.

Seeing no members of the public for comments, Chair Lord closed the public session.

**Motion by Patricia Losik to approve the colors as proposed for 1215 Ocean Boulevard.
Seconded by Jim Finn.**

Roll Call: Patricia Losik – Aye; Jim Finn – Aye; JM Lord – Aye

Motion passed.

Motion by Patricia Losik to adjourn at 12:15 p.m. Seconded by Jim Finn.

Roll Call: Patricia Losik – Aye; Jim Finn – Aye; JM Lord – Aye

Motion passed.

Respectfully Submitted,
Dyana F. Ledger