

**TOWN OF RYE – PLANNING BOARD
TECHINICAL REVIEW COMMITTEE
Wednesday, April 22, 2020
12:00 p.m. – via ZOOM**

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

Others Present: Planning/Zoning Administrator Kim Reed, Attorney Michael Donovan and Eric Weinrieb from Altus Engineering

I. Call to Order

Chair Lord called the meeting to order via ZOOM 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

(TRC Members confirmed there were no other people in the room with them.)

II. Business:

The Technical Review Committee of the Rye Planning Board will meet on Wednesday, April 22, 2020 via ZOOM to review the changes recommended by Emily DiFranco after reviewing the language proposed by Eric Weinrieb per accordance with Conditions of Approval No. 13 this language shall be reviewed and approved by the TRC.

Chair Lord asked the TRC Members if they have reviewed the memo stating the changes recommended by Emily DiFranco and if there are any questions.

Member Losik stated that the only question she had was on No. 5. There was an indication that they needed to indicate compliance with the ZBA July 10, 2019 waiver. This was in Emily DiFranco's No. 4 of January 9, 2020 letter. She read Emily DiFranco's comment No. 4. *"As noted in my previous response, the July 10, 2019 waiver from the Rye Zoning Board of Adjustment was granted under the condition that the annual inspections of septic tanks and seals for structural integrity and water tightness shall be made on a timely basis"* she asked if they need to add that language to No. 5. (1/09/202 letter from Emily DiFranco No. 4, 1st sentence.)

Chair Lord replied that they should just to cover the bases.

Eric Weinrieb, Altus Engineering, stated that Exhibit A covered the environmental considerations. However, the "structural" issue really does go to the environmental issue because if the tank leaks there will be an environmental issue. He does not have any issue with "structural integrity" being added.

Member Losik suggested adding *"annual inspections of septic tanks and seals for structural integrity and water tightness shall be made on a timely basis"* with a reference to **Rye ZBA 7/10/2019 waiver compliance**.

Attorney Michael Donovan asked if this wording would be better under No. 3, rather than No. 5.

The TRC Members and Mr. Weinrieb agreed.

Motion by Patricia Losik to accept Emily DiFranco's changes, with the friendly amendment, for the conditional approval for the Notice of Decision for 1215 Ocean Blvd. Seconded by Jim Finn.

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

- **Notice of Decision item No. 13 – colors of the units**

The TRC Members agreed to continue the discussion and review of the colors for the units to April 27th at noon.

Motion by Patricia Losik to continue the review of colors for 1215 Ocean Blvd to April 27, 2020, 12:00 noon. Seconded by Jim Finn.

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

Motion passed.

Motion by Patricia Losik to adjourn at 12:20 p.m. Seconded by Jim Finn.

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

Motion passed.

Respectfully Submitted,
Dyana F. Ledger