



Rye Planning Board

Rye Town Hall, 10 Central Road, Rye, NH 03870 (603) 964-9800

web: www.town.rye.nh.us

Technical Review Committee

Members Present: JM Lord, Chair, Bill MacLeod, Pat Losik, via Zoom

Also Present: Steve Harding, via Zoom, Maddie D., RPC, Kara Campbell, Land Use Assistant, Kimberly Reed P&Z Administrator, Kevin Walsh, Police Chief, Kevin Wunderly, Fire Deputy, Shannon, TMS and Robin Wehbe, applicant.

Chair JM Lord calls meeting to order

Introductions

Chair Lord says that after the site walk yesterday, why don't we go from where we left off, the parking.

Mr. Wehbe says thank you and summarizes his opinion the parking issue.

Shannon goes over the options

Option 2 90 degree angles, reduction in outside parking, contains everything still have curbs

Option 3 – Alternative pull in one way from Ocean out Gray, challenge tight and pedestrians with café, look it works question does it create too much of a bottle neck

Mr. Lord redevelopment of site, the sign can move.

Mr. Wehbe fire hydrant.

Shannon feasible option. Can stripe and advertise and address no backing out Gray.

Steve Harding sort of understand what he is doing.

Shannon and Wehbe hold the plans up for Steve and Pat's visual.

Steve Harding what Shannon circled in red the interface with pedestrians only challenge.

Shannon shows option 2. All parking 90degree ingress and egress nothing backs up Gray, all contained on site. Buffer and isle ways.

Steve Harding if people can make turning safer. Is there any way to protect pedestrians.

Robin Wehbe cross walk

Shannon right now a cross walk aligned with handicap parking. Can highlight where that crossing is.

JM said the reason people from Gray court came and they said a lot of people shared their concerns by doing this keeping curb and right now parking comes into parking, walk along cross walk.

Steve is their way to stripe along gray court along site.

Robin Wehbe the Town could do it.

JM along property line, tight. Twice the parking right there not sure if any vehicular/pedestrian along Gray court

Shannon dumpster and mailbox, if walkway stripe it, option 2 – space 8 motorcycle, identify ban, stripe along landscape. Dealing with reductions, planning board dealing with safety.

Kevin Wunderly, site tight from fire perspective, get anything bigger than ambulance difficult any parking we are discussing. Talking to town engineer, maybe my concerns valid or not way say any parking no fire truck set up ocean Blvd.

Shannon 2 points, Henry before did not have moveable curbs.

Robin portion.

Shannon you right not matter what pick, movable curbing.

Kevin Walsh, like option 2 – Robin has 2 parking spaces out front drive along Ocean. Tourist perspective they are looking for beach parking, if too congestive push along Ocean. Parking E Street, challenge option 3. Understand some give away, small lot changes coming for 4 months. Personal choice option 2 keep contained on area. Low maintenance, keep traffic flow within that spot.

Steve Harding which option 2, straight in parking. Agree with Chief.

Chief Walsh, State of NH be particular any changes made.

Steve Harding agrees with Chief changes, drainage not make much of a difference. Circulation they will want it improved what it is today, and they may have criteria that we are not aware of.

Shannon, played on vegetation RCC they don't always like grass. Let's just do grass one height, mitigate that by one plant low growth.

Robin loves low maintenance. Concern once reduces issue changes dynamic along building.

Bill MacLeod joins in parking issue, not enough that vehicle to back out. This is not going to work unless. Normally 24 feet, 22 is right to face of building, not enough room. 22 is tight, eliminate that as parking space.

Shannon makes that handicap.

Bill picture real life, someone pulling in thought that was a space now backing whole isle. Dead-end isles are not best.

Shannon what if 8 and 9 turn 90 ... reduce parking.

Bill does not help that much, still backing up. Dead-end not best. Option 1 other than bringing people in entrance way is better than this. Still not talk about cars back out of garage doors. They are backing out to public isle space traffic could be.

Shannon parking contained not through way versus option 3 coming through, from engineer point of view, anyone better or worse.

JM comes back to 22ft drive out, cannot believe someone buy a place and want a door mat, or flowers then back out 18ft drive space, throw that out.

Bill MacLeod entrance to units back side of units so pedestrian on back side have paver patio area, stairs down.

Shannon option here is Ocean Blvd., could flip so entrance is there I would like to gain some space on isle side reduce garage.

Pat Losik, like where this is going other than option 1, like Chief Walsh option 2, concerned what Steve Harding said. Like residence parking come in from back. After looking at this for a while, you have commercial parking for the store, that is an intensification coming with residential and splitting the two, know it is tight north corner, not sure if possible.

Shannon did not need a ramp, wanted to put ramp.

JM, will they need that for ADA.

Shannon right now no ramp. Play with options give more room.

(Chuck Marsden arrives (9:30))

JM Lord asks if can slide building back, turn this building and open front. Larger space work with whole building coming down.

Shannon agree with you but what about neighbors and ZBA?

Kim Reed says she cannot speak for ZBA, or neighbors will not make everyone happy yet the ZBA is concerned with making it a better space.

JM weigh options what is best use, best layout for safe for traffic and pedestrians. Fence there now, bigger building.

Bill MacLeod landscape area pre and post impervious coverage, think you improve.

Shannon did not need landscape for impervious we already reduce.

Bill make smaller for one more parking in that landscape area.

Shannon works but if someone still backs out. Balance and Zoning Board comment on it. Going to them with your recommendations will be helpful.

Bill is there straight no overhang, no decks.

Shannon lower section above garage.

Bill cut background level.

Shannon pull the entry way. Design it.

Steve Harding makes building footprint smaller increase isle space out front.

Bill still has difficulty with someone backing out of garage space.

JM can move the building back do not think ZBA would give you a hard time it is wasted space now.

Shannon to the Kevin Wunderly, with existing fence not put truck there. Fight from Ocean or Gray court.

JM building case for ZBA. Don't think ZBA is unreasonable. Everyone sees this is tough site what is best thing to do why here today, hopefully ZBA get bold.

Shannon has no impact to limited common area.

(Jason Rucker arrives 9:40)

Kevin Wunderly parallel parking.

Robin not recommending it.

Kevin W., against parallel parking along Ocean in addition to parking within the parking lot.

Robin does not control the state.

Shannon two-inch gap, structure independent only thing touching is roof gap, addressed firewall.

Chuck Marsden heard back from FEMA, and they want detail on wall.

Jason sight lines gray court some issues Police Chief talked about.

Shannon landscape SE corner no higher than 3ft.

Bill migrates off parking other issues. This plan has other issues. Civil Existing conditions plan, and proposed site plan this project. This plan for this project, this.

Shannon condition 2-year review seating.

Bill take the seating off, but striping required for Powers. And show the whole site existing conditions and proposed show the whole site. Missing 10ft contour Ocean Blvd side of building. Show existing drainage where today and where going.

JM confused grading, need the existing conditions and proposed plan, sq footage each what required and what proposed.

Jason Rucker drainage Gray court connects to State. Want to make sure if changes to impervious coverage need to be seen.

JM existing goes to catch basin on Gray court. Parking spot high spot tips on Ocean. Being there yesterday don't think it turns the corner.

Robin Wehbe depends on storms.

Shannon pervious pavers help catch.

Pat Losik definitely heading right direction, agrees with Bill MacLeod on proposed site plan. Need legend and graphic scale. The only other comment think waiving use intensity and site impact analysis – think impact describe the site. Go back to 2007 from February and use as a template on site impact analysis don't shy away from that, specific areas 202-3.4.E.7 relate to things already addressing, sea level rise, traffic, storage, flood water storage and flood risk, address sea level rise. In Site Impact Analysis the Natural Resource Inventory RCC landing page, look at specific area of Section 7.2.3 fairly concise paragraph dealing with developed lands. Address the maps, easy to follow. Map 13 highlights resources ... discuss in your redevelopment plan. Another ramp identifies water shed and you are in Bailey's Brook watershed, acknowledging that, at tail end of that watershed identify that. Planning Board would be amendable because of limited scope already developed property.

Maddie D., listening. Are we are move in favor Option 1, Option 2 or Option 3.

Shannon ingress/egress.

Bill be more direct you should shorten the garage then it gets your isle to what zoning requires and recess the entrance. I would say 2 ft. As long as get 24ft isle. Technical details if shorten garage 2ft not loose anything units themselves, then not push building back then only gain 1 ft is that worth issue.

JM shorten garage helps, move it back 2ft help a lot as well, space out back never use but space out front usable, create larger user space. Safety standpoint, ZBA hard time denying them safety issue.

Steve Harding, agree increase space Infront of building people backing out of garage did not focus on, more space better if can get 24ft whether shorten garage or push back, agree with Bill shorten the garage and ZBA and applicant to sort out. Tell ZBA what Bill said that where all the impacts are going to be.

Kevin Wunderly one question need clarification, in garage space plan here if this is main entrance and exit if garage space open for foyer.

Shannon recess entry way.

Chuck Marsden got plans for FEMA review at point going forward, like chance to review afterwards.

Bill MacLeod have engineer check the scale. Distortion on plan.

JM finish floor and existing and proposed grades on the plan.

Pat Losik notation snow storage.

Shannon do have snow storage.

Steve Harding close to wrap up, hard stop 10pm.

Kim Reed anything email Kim.

JM existing plan and proposed needs to be clear anyone who is not an engineer see.

Shannon based on comments revise grading and heights. Helped now readjusting.

Adjourn