

The Board of Adjustment of the Town of Rye, NH
Public Hearing at the Rye Public Library
7:00 PM on Wednesday, August 3, 2022

BUSINESS:

- *Minutes July 6, 2022
- * Library versus Town Hall location for ZBA Meetings going forward

APPLICATIONS

1. **Peter & Christine Baldwin of 10 Crestview Drive, Exeter NH for property owned and located at 163 Parsons Road, Tax Map 20, Lot 1** request Building Code waivers from §35-14.C(1) to replace an existing cesspool with a septic system with a distance 3.47' to bedrock/impermeable substratum where 6' is required; and from §35-14.C(2)/ §-14.D(1)(b) for septic system distance 2' to estimated seasonal highwater where 4' is required and 2' or less is a prohibited condition. **Property is in the General Residence District, Coastal Overlay. Case #34-2022.**
2. **Mark & Shauna Troy, Trustees of the Mark & Shauna Troy Family Trust for property owned and located at 919 Ocean Blvd, Tax Map 20.2, Lot 92** request variances from §190-6.3B for reconstruction of a non-conforming structure; from §190-2.3.C(3) for a structure 17' from the front boundary where 30' is required; from §190-3.1.H(2)(a), (b) and (g) for surface alteration, a septic system 61.5'+/-; a leachfield 78' +/- and a house 20.6'+/- from the wetland where 100' is required; and a building code waiver from §35-14 to allow the bottom of the septic system to be 5' above the top of bedrock where 6' is required. **Property is in the Business and General Residence Districts, Coastal Overlay and SFHA, Zone AO(3). Case #35a-2022.**
3. **Mark & Shauna Troy, Trustees of the Mark & Shauna Troy Family Trust for property owned and located at 919 Ocean Blvd, Tax Map 20.2, Lot 92** request a special exception from §190-3.1.G/§190-3.1.H(2)(f) for a driveway 60+/- from the wetland boundary where 100' is required. . **Property is in the Business and General Residence Districts, Coastal Overlay and SFHA, Zone AO(3). Case #35b-2022.**
4. **Matthew & Natasha Goyette for property owned and located at 750 Brackett Road, Tax Map 17, Lot 66** request a variances from §190-6.3A/B for expansion of a structure on a non-conforming lot; and from §190-3.1.H(2),(g) for an addition on an existing footprint 55' from the wetlands. **Property is in the Single Residence District. Case #36-2022. Request to be continued to September 7, 2022 meeting.**
5. **Alissa Bournival of 59 Woodland Rd, N. Hampton, NH for property owned and located at 271 Harbor Rd, Tax Map 8, Lot 50** requests an administrative appeal from the building inspector's June 20, 2022 denial of a septic system. **Property is in the Single Residence District. Case #37a-2022.**
6. **Alissa Bournival of 59 Woodland Rd, N. Hampton, NH for property owned and located at 271 Harbor Rd, Tax Map 8, Lot 50** requests a variance from §190-3.1.H(2),(a), (b) and (g) for a septic system within the 75' wetlands buffer and building code relief from §-35-14 from a system meeting new construction standards. **Property is in the Single Residence District. Case #37b-2022.**
7. **Christopher & Susan Reaney for property owned and located at 691 Brackett Road, Tax Map 17, Lot 34** request a special exception from §190-3.1.G(2)/3.1.H.2(f) for a driveway 38.4' from the wetland where 75' is required. **Property is in the Single Residence District and Wetland Conservation Overlay District. Case #38a-2022. Request to be continued to September 7, 2022 meeting.**

Unrestricted ***THIS AGENDA IS SUBJECT TO CHANGE UP UNTIL THE TIME OF THE MEETING***

NOTE: NO APPLICATIONS WILL COMMENCE AFTER 10:00 PM. REMAINING APPLICATIONS SHALL BE CONTINUED

8. **Christopher & Susan Reaney for property owned and located at 691 Brackett Road, Tax Map 17, Lot 34** request variances from §190-3.1.H.(2)(a),(f) &(g) for a barn 31.6', a deck 30.7', a retaining wall 69.2', a garage 57.9', a pervious driveway 38.4' and an impervious walkway 68.4' from the wetland and removal of one tree where 75' is required; and from §190-6.3.A for expansion of a barn. **Property is in the Single Residence District and Wetland Conservation Overlay District. Case #38b-2022. Request to be continued to September 7, 2022 meeting.**

9. **Porter Family Trust, James & Jessica Porter, Trustees for property owned and located at 5 Park Ridge Ave, Tax Map 17.3, Lot 18** request variances from §190-6.3.A for expansion of the house; from §190-2.4.C(5)& §190-3.4.E for dwelling coverage 19.4% where 15% is allowed and from lot coverage of 43.9% where 30% is allowed; from §190-2.4.C(3) for a walkway 9.3' and house second floor 18.5' from the front boundary where 30' is required; from §190-2.4.C(2) for right side second floor 9.6' and left pervious patio 14.8' from the side boundaries where 20' required; from §190-2.4.C(1) for the second floor 12.5' from the rear boundary where 17.5' is required. **Property is in the General Residence and Coastal Overlay District. Case #39-2022.**

Respectfully Submitted, Chris Piela, Clerk