

**TOWN OF RYE – PLANNING BOARD**  
**TUESDAY, DECEMBER 14, 2021, at 6:00pm**  
**RYE PUBLIC LIBRARY 581 WASHINGTON ROAD**

**MEETING AGENDA**

**1. Call to Order**

**2. Public Hearing on Zoning Amendments:**

- 2022-01 amends §190-4.2.C(4) to reduce the number of dwelling units allowed in a multi-family dwelling from eight to five.
- 2022-06 amends sections of the Zoning Ordinance to indicate that appeals may be taken to the Housing Appeals Board, in addition to the Superior Court.
- 2022-07 amends §190-11.1 to notify users of the ordinance that driveways are regulated by the Land Development Regulations and that a driveway may not be located within 10ft of an abutting property line.
- 2022-010 amends §190-3.1.B(1) to correct an incorrect reference to 190-11.1.

**3. Applications to determine if complete:**

- a. Oxland Builders for property owned by Anne Decker located at 6 Goss Farm Lane, Tax Map 8, Lot 59 for violations to the conditions (10, 14, 15, and 30g and 31h) of approval of the May 14, 2019 Major Subdivision by Tuck Realty Corp. Case#11-2018 for construction of a deck in the wetlands buffer. Property is in the Single Residence District. Case #18-2021.
- b. Major Site Development Plan by the Wentworth by the Sea Country Club for property owned by WBTSCC Limited Partnership and located at 60 Wentworth Road, Tax Map 24, Lot 61-26 to replace the existing weekly tent with a seasonal 48' x 108' canopy located on the north side of the clubhouse on an existing paver pad. Property in the Single Residence District. Case #19-2021.

**4. Public Hearings on Applications:**

- a. Major Subdivision for a Condominium Conversion for property owned by Arthur & Sharon Pierce Rev. Trust, Arthur & Susan Pierce, Trustees for property located at 251-279 Pioneer Road, Tax Map 24, Lot 117 to convert 8 dwelling units in 4 duplex structures into 8 condominium units. Property is in the Single Residence District. Case #13-2021.
- b. Major Residential Site Development Plan and BSL Rye Investors, LLC and Special Use Permit for property owned by BSL Rye Investors, LLC and located at 295 Lafayette Road, Tax Map 10, Lot 3 for construction of a 78-bed assisted living complex. Property is in the Commercial District and the Aquifer and Wellhead Protection District. Case #14-2021.
- c. Major Site Development Plan and Special Use Permit Application by Jones & Beach, Engineers, Inc. for Property owned by Malcolm E. Smith, III and located at Tax Map 10, Lot 1 to construct 30 2-bedroom residential condominium tri-plex units. Property is in the Commercial, Multi-Family Overlay District and Aquifer & Wellhead District. Case #11-2021.

- d. Oxland Builders for property owned by Anne Decker located at 6 Goss Farm Lane, Tax Map 8, Lot 59 for violations to the conditions (10, 14, 15, and 30g and 31h) of approval of the May 14, 2019 Major Subdivision by Tuck Realty Corp. Case#11-2018 for construction of a deck in the wetlands buffer. Property is in the Single Residence District. Case #18-2021.
- e. Major Site Development Plan by the Wentworth by the Sea Country Club for property owned by WBTSCC Limited Partnership and located at 60 Wentworth Road, Tax Map 24, Lot 61-26 to replace the existing weekly tent with a seasonal 48' x 108' canopy located on the north side of the clubhouse on an existing paver pad. Property in the Single Residence District. Case #19-2021.

**5. NEW Business:**

- a. Conceptual Consultation 15 Sagamore Road, Tax Map 24, Lot 22  
Mixed residential and business, tear down existing and expand the commercial and rebuild three townhouses.
- b. **Proposed Zoning Amendments for discussion and schedule public hearing:**
  - 2022-02: Multi-Family Development increase spacing from 25' to 35'
  - 2022-08: Bio-Retention ponds in the setback
  - 2022-09: Amend definition of structure to define retaining walls

**6. Committees**

Long Range Planning –Visioning Set January 12, 2022

**7. Other Business**

- a. Minutes November 9, 2021
- b. Escrows

**8. Communications**

Patricia Losik, Chair