

TOWN OF RYE PLANNING BOARD

TUESDAY, DECEMBER 19, at 6:00pm
RYE PUBLIC LIBRARY 581 WASHINGTON ROAD

MEETING AGENDA

I. Call to Order

II. Public Hearing on Proposed Amendments:

- A. LDR 2024-01: Add Section 202-5.5 RE: Hearings on HOA per House Bill 42
- B. LDR 2024-02: Amend Driveway regulations Appendix E 5-E(M) per House Bill 296
- C. LDR 2024-03: Amend 202-7.1 surety per Senate Bill 78
- D. RZO 2024-01: Amend 190-2.2. D
- E. RZO 2024-02: Amend definition of Principal Dwelling

III. Public Hearings on Applications:

B. Major Non-Residential Site Development and Condominium Amendment by Robin Wehbe for property located 2203 Ocean Blvd, Tax Map 5.3, Lot 28, Units A & B to raze the existing structures that are currently being used as a yoga business and build two residential units. Property is in the Business District, Coastal Overlay District and SFHA Zone AO (2). Case #17-2023. Request a continuance to the January 16, 2024 meeting.

IV. Proposed Amendments for schedule of a public hearing

- A. RZO 2024-03: Amend the Historical District Boundary
- B. RZO 2024-04: Amend 190-5.7 Stormwater Management
- C. RZO 2024-06: Amend 190-5.9 Demo Review
- D. RZO 2024-07: Amend 190-2.1 Zoning Map
- E. RZO 2024-08: Amend 190-3.1.H (1) & (2) mean high watermark
- F. FPO 2024-01: Amend 60-6 Substantial Improvement/Substantial Damage.

V. New Business

Request from Attorney Kevin Baum on 0 Airfield Drive, Tax Map 10, Lot 15-4 amend the LOC

VI. Other Business:

- A. Master Plan Public Forum set for February 15, 2023 at the Rye Jr. High 6:30-8:00pm
- B. Rules and Regs update
- C. TRC

VI. Communication

VI Minutes and Escrows

- A. November meeting minutes
- B. Escrows

Respectfully submitted,
Steve Carter, Clerk

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