

**TOWN OF RYE – PLANNING BOARD**

**TUESDAY, JANUARY 16, 2024, at 6:00pm**  
**RYE TOWN HALL 10 CENTRAL ROAD, RYE NH**

**MEETING AGENDA**

Join Zoom Meeting

<https://us06web.zoom.us/j/82414764919?pwd=naQEA1q36ODBJxXhRpWPDzr6ugMa8l.1&from=addon>

Meeting ID: 824 1476 4919

Passcode: 810774

**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- B. ~~RZO 2024-03: Amend 190-3.3.A Historic District Definition (Request to be withdrawn)~~
- C. RZO 2024-04: Amend 190-5.7 Stormwater Management
- D. RZO 2024-06: Amend 190-5.9 Demo Review
- E. RZO 2024-07: Amend 190-2.1 Zoning Map
- F. RZO 2024-08: Amend 190-3.1.H (1) (a) & (b) mean high watermark.
- G. FPO 2024-01: Amend 60-6 Substantial Improvement/Substantial Damage.

**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.

**IV. Other Business:**

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

**V. Communication**

Discuss the changes to the RPC contract

**VII. Minutes and Escrows**

- A. December meeting minutes
- B. Escrows

Respectfully submitted,  
Steve Carter, Clerk