

***The Board of Adjustment of the Town of Rye, NH
will hold a public hearing
at: 6:30 PM on Wednesday, July 7, 2021
Rye PUBLIC LIBRARY, 581 Washington Rd, Rye***

BUSINESS

Minutes of the June 2, 2021

RCL Survey

Michael Brousseau, Alternate for the Board of Adjustment

Peter J. Carrozza, Alternate for the Board of Adjustment

APPLICATIONS

- 1. Steven & Denise Manseau for property owned and located at 117 Wentworth Road, Tax Map 24, Lot 36** request variances from §190-2.3.C(2) for a shed 2.6' from the side boundary where 20' is required, from §190-2.3.C(3) for a shed 20' from the S Corner front boundary and 4.2' from the East Corner Front Boundary where 40' is required; and from §190-2.3.C(5) for dwelling coverage of 19.04% where current is 15.35% and 15% is allowed and for lot coverage to exceed 30%. **Property is in the Single Residence District. Case #21-2021. Request continuance to August 4, 2021.**
- 2. Heidi Conley for property owned and located at 104 Alehson Street, Tax Map 15, Lot 25** requests a variance from §190-2.3.C(3) for a shed 6' from the left side boundary where 20' is required. **Property is in the Single Residence District. Case #23-2021.**
- 3. 31 Perkins Road Trust, Mary Jo Houghton Trustee, of 210 Ledgewood Road, Manchester NH for property owned and located at 31 Perkins Road, Tax 5.2, Lot 142** requests variances from §190-2.4.C(1) for a shed 18' from the rear property line where 30' is required; from §190-2.4.C(5) and §190-3.4.E for lot currently at 36% and request coverage of 38.18% where 15% is allowed; and from 190-3.4.E for impervious coverage greater than 15%; and from §190-2.4.C(2) for a shed 15' from the side property boundary where 20' is required. **Property is in the General Residence District and Coastal Overlay District. Case #28-2021.**
- 4. Robert & Cynthia Scarano for property owned and located at 1481 Ocean Blvd., Tax map 13, Lot 54** request variances from §190-6.3B for demolition and rebuild of structures; from §190-2.4C(1) for a house 15.62' and a patio 12' +/- from the rear boundary where 30' is required; from §190-2.4.C(2) for a studio 13.27' and a patio 12'+/- from the left side boundary where 20' is required; from §190-2.4.C(2) for a house 5.20' from the right side boundary where 20's is required; and from §190-3.1.H.2(a)-(g) for a driveway within 100' of wetlands. **Property is in the General Residence and Coastal Overlay Districts, SFHA Zone AO(3). Case #24a-2021.**
- 5. Robert & Cynthia Scarano for property owned and located at 1481 Ocean Blvd., Tax map 13, Lot 54** request a special exception from §190-3.1.G & §190-3.1.H.2(f) for a driveway within 100' of wetlands. **Property is in the General Residence and Coastal Overlay Districts, SFHA Zone AO(3). Case #24b-2021.**
- 6. Craig & Denise Benson, Trustees, K&L Realty Trust for property owned and located at 2 Merrymeeting Lane, tax Map 15, Lot 18** request variances from 190-2.2. E for a leach field 14.5' from the side boundary where 20' is required; from 190-2.3.C(2) for a soffit 17' from the side boundary where 20' is required; from 190-2.3.C(3) for a soffit 23' from the front boundary where 40' is required; from §190-3.1.H.2(a),(b), (g) for a generator 19.9', a soffit 28', a foundation 30', a leachfield 86', a septic tank 77', a porous drive 25' from wetland A where 100' is required; from §190-3.1.H.2(a),(b), (g) for a septic tank 83' for soffits 86' and 88' and a porous drive 75' from the wetland across the street where 100' is required; from §190-3.1.E for 79 trees to be cut that are >4" in diameter and relief from Building Code §35-14 B(5) for a septic system 14.5' from the side boundary where 20' is required. **Property is in the Single Residence District. Case# 25a-2021. Request continuance to August 4, 2021.**

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

7. **Craig & Denise Benson, Trustees, K&L Realty Trust for property owned and located at 2 Merrymeeting Lane, tax Map 15, Lot 18** request a special exception from §190-3.1.G & §190-3.1.H.2(f) for a pervious driveway 25' from the wetland A. **Property is in the Single Residence District. Case# 25b-2021. Request continuance to August 4, 2021.**
8. **Christopher Griffin for Brackett Road Realty, LLC for property owned and located at 245 Brackett Road, Tax Map 19, Lot 96,** requests a special exception from §190-3.1.G & §190-3.1.H.2(f) for a proposed driveway in the 75' wetland buffer. **Property is in the Single Residence District. Case# 27a-2021.**
9. **Christopher Griffin for Brackett Road Realty, LLC for property owned and located at 245 Brackett Road, Tax Map 19, Lot 96,** requests a variances from §190-6.1(A) for a building on a non-conforming lot; from §190.3.1.H(1)(a) and §190.3.1.H(2)(b) for fill, leachfield and site improvements in the 75' and 100' wetland buffers. **Property is in the Single Residence District. Case# 27b-2021.**
10. **Peter & Denise Terwilliger for property owned and located at 710 Long John Road, Tax Map 16, Lot 151** request a variance from §190-2.3.C(2) for a shed 18' from the side boundary where 20' is required. **Property is in the Single Residence District. Case #29-2021.**
11. **John St. Cyr, Trustee, Saint Realty Trust for property owned and located at 21 Vin Mar Court, Tax Map 8.4, Lot 34** requests variances from §190-2.2A.D(1) for two family homes on one lot; and from §190-2.3A for two family homes on one lot. **Property is in the Single Residence and Coastal Overlay Districts. Case #30-2021. Request continuance to August 4, 2021.**
12. **Aloha Properties, LLC, 159 Main Street, Suite 100, Nashua NH for property owned and located at 63 Old Beach Road, Tax Map 8.4, Lot 134** requests variances from §190-2.4.C(1) for a retaining wall 2.1', a generator 9.8', a rinsing station 17.5', a house 19.2' and a pervious patio 8.1' from the rear boundary where 28.3' is required; from §190-2.4.C(2) for east/right steps 7.0', right overhang 6.5', a condenser 7.3'/8.4' and a retaining wall 1.0' from the side boundary where 20' is required; from §190-2.4.C(3) for a retaining wall 4.9' from the front boundary where 21' is required; from §190-2.4.C(5) and §190-3.4.E for dwelling coverage of 21.4% where 15% is allowed; and for lot coverage of 33.4% where 30% is allowed; from §190-3.1.H(2)(a)(f)(g) for a retaining wall 2.8' and other structures in the 100' buffer; and from §190-6.3B for destruction and rebuild of a non-conforming structure. **Property is in the General Residence, Coastal Overlay District and SFHA Zone AE(13). Case #31a-2021. Request continuance to August 4, 2021.**
13. **Aloha Properties, LLC, 159 Main Street, Suite 100, Nashua NH for property owned and located at 63 Old Beach Road, Tax Map 8.4, Lot 134** requests a special exception from §190-3.1.G(2), §190-3.1.H(2)(f) and §190-7.1.(A)(3) for a driveway in the wetland buffer. **Property is in the General Residence, Coastal Overlay District and SFHA Zone AE(13). Case #31b-2021. Request continuance to August 4, 2021.**
14. **Danna B. Truslow Rev. Trust and Edward William Truslow Rev. Trust for property owned and located at 1065 Washington Road, Tax Map 10, Lot 49r** request variances from §190-2.3.C(2) for the creation of a lot for subdivision which would have a left side boundary of +/- 17' where 20' is required; and from §190-2.3.C(6) for the creation of a lot for subdivision which would take an existing lot with 141' of frontage and split the frontage to +/- 116' lot 1 and +/- 25' lot 2 frontage where 200' is required for each lot. **Property is in the Single Residence District and Rye Wellhead Protection District. Case #32-2021.**

Burt Dibble, Clerk