

TOWN OF RYE – PLANNING BOARD
MEETING AGENDA

TUESDAY, June 20, 2023, at 6:00pm

RYE PUBLIC LIBRARY 581 WASHINGTON ROAD

I. Call to Order

II. Determination of Completeness:

A. Lot Line Application by Kendall Family Revocable Trust for property owned and located at 159 West Road, Tax Map 6, Lot 6 and by Peter C. Colbeth of 155 West Road, Tax Map 6, Lot 7 to relocate the common boundary line. Properties are in the Single Residence District and Aquifer & Wellhead Protection District. Case #09-2023.

B. Minor Subdivision Plan by Jones & Beach Engineering, Inc. on behalf of Marlene Veloso & Charles Fast property owners for property owned and located at 850 Washington Road, Tax Map 11, Lot 130 to subdivide the parcel into 2-lot. The property is in the Single Residence and Aquifer & Wellhead District. Case #10-2023.

C. Major Site Development Plan by Grail Real Estate, LLC for property at 6 Airfield Drive, Tax Map 10, Lot 15 for a community of fitness and wellness business. Property is Commercial District, Multi-Family Overlay District. Aquifer Protection Overlay and Berry's Brook Watershed. Case 11-2023.

D. Major Site Development Plan and Condominium Conversion by 665-667 Wallis Road, LLC for property located at 665-667 Wallis Road, Tax Map 16, Lot 21 for construction of a new driveway, new septic system and new second floor with stairway to be added to existing building to create a three-unit condominium. Property is in the Commercial District, Single Residence District, Aquifer & Wellhead Protection District and Berry's Brook Watershed. Case #12-2023

E. Request for an extension to the April 13, 2021 approved Major Site Development Plan by Bluestone Properties of Rye, LLC for property located at 33 Sagamore Road, Tax Map 24, Lot 6 to construct a new 3,496 sf farmstead building and provide associated parking and driveways. Property serviced by the City of Portsmouth municipal water and sewer. Property in the Business District. Case #02-2021.

III. Public Hearings on Applications if they are complete and/or have been continued:

A. Lot Line Application by Kendall Family Revocable Trust for property owned and located at 159 West Road, Tax Map 6, Lot 6 and by Peter C. Colbeth of 155 West Road, Tax Map 6, Lot 7 to relocate the common boundary line. Properties are in the Single Residence District and Aquifer Protection District. Case #09-2023.

B. Minor Subdivision Plan by Jones & Beach Engineering, Inc. on behalf of Marlene Veloso & Charles Fast property owners for property owned and located at 850 Washington Road, Tax Map 11, Lot 130 to subdivide the parcel into 2-lot. The property is in the Single Residence and Aquifer & Wellhead District. Case #10-2023.

C. Major Site Development Plan by Grail Real Estate, LLC for property at 6 Airfield Drive, Tax Map 10, Lot 15 for a community of fitness and wellness business. Property is Commercial District, Multi-Family Overlay District. Aquifer Protection Overlay and Berry's Brook Watershed. Case 11-2023.

D. Major Site Development Plan and Condominium Conversion by 665-667 Wallis Road, LLC for property located at 665-667 Wallis Road, Tax Map 16, Lot 21 for construction of a new driveway, new septic system and new second floor with stairway to be added to existing building to create a three-unit condominium. Property is in the Commercial District, Single Residence District, Aquifer & Wellhead Protection District. Case #12-2023.

E. Request for an extension to the April 13, 2021, approved Major Site Development Plan by Bluestone Properties of Rye, LLC for property located at 33 Sagamore Road, Tax Map 24, Lot 6 to construct a new 3,496 sf farmstead building and provide associated parking and driveways. Property serviced by the City of Portsmouth municipal water and sewer. Property in the Business District. Case #02-2021.

IV. New:

- A.** Voluntary Lot Merger by Ocean Mustang Trust and Viking Realty Trust for property located at 1264 Ocean Blvd, Tax Map 17.3, Lots 55 & 57.
- B.** Conceptual Consultation by Edward Benway for property owned by Afters Property Management located at 14 Sagamore Road, Tax Map 24, Lot 74 to remove existing building replace with office buildings with rental units above.
- C.** Administrative Decision on 15 Sagamore Road insurance bond/reclamation work. Change to NOD.
- D.** Vote on Phase II of the NHHOP Grant
- E.** Kook's Café liquor license.

V. Old Business:

- A.** NHHOP Needs Assessment Survey
- B.** Master Plan and Build Out updates

VI. Minutes and Escrows

- A.** May meeting minutes
- B.** Escrows for May-June

VII. Communication:

- A.** The Housing Partnership Tech Review update

Respectfully submitted,
Steve Carter, Clerk