

TOWN OF RYE – PLANNING BOARD
MEETING AGENDA
TUESDAY, MAY 16, 2023,
6:00pm
RYE PUBLIC LIBRARY 581 WASHINGTON ROAD

I. Call to Order

II. Determination of Completeness:

A. Driveway Application by Robert Lang on behalf of Tucker D. Allard & Mary Coppinger for property owned and located at 457 Central Road, Tax Map 8.1, Lot 4 for a driveway per Section 5: Paragraph A for a new driveway to be 80’ where 100’ is required of an intersection and from Section 5, Paragraph B for a driveway 6’ from the abutting property line where 10’ is required. The property is in the Single Residence District. Case #21-2022.

B. Giorgia Nagle, applicant, Samonas Realty Trust, owner for property 1215 Ocean Blvd, Tax Map 17.3, Lot 6 requesting Minor Site Development Plan for change of use of a restaurant, update seating indoor and outdoor. Property is in the General Residence, Business District and Coastal Overlay District and SFHA-Zone AO, Case #07-2023.

C. Lot Line Adjustment by Patrick & Jenny Donnelly for property owned and located at 5 Whitehorse Drive, Tax Map 11, Lot 15-2 with Rye Conservation Commission, Tax Map 11, Lot 32 to adjust the common boundary of the 7.16 acre parcel to convey 2.16 acres to The Town of Rye Conservation Commission and grant a .84 acre easement as well. Properties are in the Single Residence District and Wetlands Conservation District. Case #08-2023.

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

A. Driveway Application by Robert Lang on behalf of Tucker D. Allard & Mary Coppinger for property owned and located at 457 Central Road, Tax Map 8.1, Lot 4 for a driveway per Section 5: Paragraph A for a new driveway to be 80’ where 100’ is required of an intersection and from Section 5, Paragraph B for a driveway 6’ from the abutting property line where 10’ is required. The property is in the Single Residence District. Case #21-2022

B. Giorgia Nagle, applicant, Samonas Realty Trust, owner for property 1215 Ocean Blvd, Tax Map 17.3, Lot 6 requesting Minor Site Development Plan for change of use of a restaurant, update seating indoor and outdoor. Property is in the General Residence, Business District and Coastal Overlay District and SFHA-Zone AO, Case #07-2023.

C. Minor Subdivision Application for Edward G. Patenaude, Sr. Revocable Trust for property owned and located at 10 Forest Green, Tax Map 18, Lot 45-9 to subdivide the lot into two single-family residential lots with waivers to 202-3.4.D(2) & 202-3.4.D(4) requiring a topographical and stormwater management plans. The property is in the Single Residence District. Case #04-2023.

D. Lot Line Adjustment by Patrick & Jenny Donnelly for property owned and located at 5 Whitehorse Drive, Tax Map 11, Lot 15-2 with Rye Conservation Commission, Tax Map 11, Lot 32 to adjust the common boundary of the 7.16 acre parcel to convey 2.16 acres to The Town of Rye Conservation Commission and grant a .84 acre easement as well. Properties are in the Single Residence District and Wetlands Conservation District. Case #08-2023.

IV. New:

- A. Giorgia Nagle request for exemption from site review on 1215 Ocean Blvd.
- B. Selection of Contractor(s) for:
 - Build Out Analysis
 - Master Plan
- C. RPC consultants for the Planning Board: Jaci Grote and Phil Winslow

V. Consideration for Alternate to the Planning Board
Steven Borne

VI. Old Business:

- A. Rules of Procedure
- B. InvestNH HOP Grant
- C. Escrows and Minutes

VII. Communication:

- A. The Housing Partnership Tech Review update

Respectfully submitted,
Steve Carter, Clerk