

TOWN OF RYE – PLANNING BOARD

TUESDAY, NOVEMBER 8, 2022 at 6:00pm
 RYE PUBLIC LIBRARY 581 WASHINGTON ROAD

MEETING AGENDA

1. Call to Order

2. Determination of Completeness:

- a. Lot Line Adjustment Plan by Shoals Realty LLC/Splaine of 81 Cable Road, Rye NH for properties owned and located at 28 Pine Street, Tax Map 5.2, Lot 51 and 26 Pine Street, Tax Map 5.1, Lot 50 for a lot line adjustment between the two properties where lot 50 will be reduced by 2,777 sq.ft and lot 51 increased by same amount. Properties are in the General Residence District and Coastal Overlay District. Case #20-2022.
- b. 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.

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

- a. Major Site Development, Residential Condominium and Commercial Site Plan by The Sagamore Group, LLC for property owned by Split Rock Cove Family Trust of 2019 and at located at 15 Sagamore Road, Tax Map 24, Lot 22 to construct three single-family condominium dwellings on the back of the lot and two commercial buildings on the front of the lot. Property is in the Single Residence and Commercial District. Case #10-2022.
- b. Major 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 3-lots and a road. The property is in the Single Residence and Aquifer & Wellhead District. Case #11-2022. **Request Continuance to December 13, 2022.**
- c. Lot Line Adjustment Plan by Shoals Realty LLC/Splaine of 81 Cable Road, Rye NH for properties owned and located at 28 Pine Street, Tax Map 5.2, Lot 51 and 26 Pine Street, Tax Map 5.1, Lot 50 for a lot line adjustment between the two properties where lot 50 will be reduced by 2,777 sq.ft and lot 51 increased by same amount. Properties are in the General Residence District and Coastal Overlay District. Case #20-2022.
- d. 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.

4. New/Old Business:

- **LDR Amendment 2022-07:** Amend § 202-3.5, B (1) (e). Schedule public hearing
- Meeting space Town hall vs Library
- Zoning Amendment public meeting.

5. Committee Updates:

6. Other Business

- a. Escrows and Minutes

Respectfully submitted, Steve Carter, Clerk