

TOWN OF RYE – PLANNING BOARD

TUESDAY, NOVEMBER 21, 2023, at 6:00pm
RYE TOWN HALL 10 CENTRAL ROAD, RYE NH

MEETING AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/81134982385?pwd=rbsnISwZmomgmaQKmf0xGQFKW9oOkC.1&from=addon>

Meeting ID: 811 3498 2385

Passcode: 123456

I. Call to Order

II. Determination of Completeness:

A. Revision of Notice of Decision granted 10-17-2023 for 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

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.

C. Conditional Use Permit Application for an Accessory Dwelling Unit by Steve & Tara Danielson for property owned and located at 5 Douglas Circle, Tax Map 8.1, Lot 105 per Section 5.6 of the Rye Zoning Ordinance. Property is in the General Residence District and Aquifer Protection Overlay District. Case #23-2023

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

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IV. New Business: Proposed Amendments for schedule of a public hearing

- A. LDR 2024-01: Add Section 202-5.5 RE: Hearings on HOA per House Bill 42
- B. LDR 2024-02: Amend Driveway regulations Appendix E 5-E(M) per House Bill 296
- C. LDR 2024-03: Amend 202-7.1 surety per Senate Bill 78
- D. RZO 2024-01: Amend 190-2.2.D
- E. RZO 2024-02: Amend definition of Principal Dwelling

V. Other Business:

- A. Master Plan and Build Out updates
- B. Rules and Regs update

VI. Communication

VI. Minutes and Escrows

- A. September meeting minutes and October meeting minutes
- B. Escrows

Respectfully submitted,
Steve Carter, Clerk