

**TOWN OF RYE – PLANNING BOARD
TUESDAY, NOVEMBER 9, 2021, at 6:00pm
RYE PUBLIC LIBRARY 581 WASHINGTON ROAD**

MEETING AGENDA

1. Call to Order

2. Public Hearings on Applications:

- a. Major Subdivision for a Condominium Conversion for property owned by Arthur & Sharon Pierce Rev. Trust, Arthur & Susan Pierce, Trustees for property located at 251-279 Pioneer Road, Tax Map 24, Lot 117 to convert 8 dwelling units in 4 duplex structures into 8 condominium units. Property is in the Single Residence District. Case #13-2021. **Request continuance to December meeting.**
- b. Major Residential Site Development Plan and BSL Rye Investors, LLC and Special Use Permit for property owned by BSL Rye Investors, LLC and located at 295 Lafayette Road, Tax Map 10, Lot 3 for construction of a 78-bed assisted living complex. Property is in the Commercial District and the Aquifer and Wellhead Protection District. Case #14-2021.
- c. Major Site Development Plan and Special Use Permit Application by Jones & Beach, Engineers, Inc. for Property owned by Malcolm E. Smith, III and located at Tax Map 10, Lot 1 to construct 30 2-bedroom residential condominium tri-plex units. Property is in the Commercial, Multi-Family Overlay District and Aquifer & Wellhead District. Case #11-2021.

3. NEW Business:

a. Proposed Zoning Amendments for discussion and schedule public hearing:

- 2022-01: Multi-Family Developments reduce # of dwelling units
- 2022-02: Multi-Family Development increase spacing from 25' to 35'
- 2022-06: Housing Appeals Board
- 2022-07: Driveway setbacks
- 2022-08: Bio-Retention ponds in the setback
- 2022-09: Amend definition of structure to define retaining walls
- 2022-10: correct a wetlands reference

- b. Conceptual Consultation by Green and Company for Major Subdivision and Special Use permit for properties owned by Ciborowski Nominee Trust and located on Lafayette Road, Tax Map 10, Lot 6 and Tax Map 14, Lots 5, 8 & 9. The intent is to construct 40 units on Lot 6 and another 40 units on Lots 5, 8 & 9 with 20% being workforce housing. Properties are in the Commercial District, Aquifer and Wellhead Protection District, Multi-family Overlay District and the Berry's Brook Watershed.

c. Renew Contract with Sebago

4. Committees

Long Range Planning –Visioning Set November 10, 2021
Rules and Regulations – update
TRC - update on existing subdivisions

5. Other Business

- a. Minutes October 12, 2021
- b. Escrows

6. Communications

Patricia Losik, Chair