

TOWN OF RYE – PLANNING BOARD
TUESDAY, OCTOBER 17, 2023, at 6:00pm
RYE PUBLIC LIBRARY 581 WASHINGTON ROAD
MEETING AGENDA

I. Call to Order

II. Rules and Regs Committee Appointment: Katy Sherman

III. Determination of Completeness:

A. 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. **Request for continuance to November 21, 2023.**

B. Request for Extension of deadline for Active and Substantial Development BSL Rye Investors, LLC d/b/a Benchmark Senior Living, for property owned and located at 295 Tax Map 10, Lot 3 to the Major Site Plan granted by the Planning Board on January 11, 2022 to June 7, 2025. Property is in the Commercial District, Multi-Family Overlay District, Aquifer & Wellhead Protection District and Berry's Brook Watershed Case #22-2021.

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. **Request for continuance to November 21, 2023.**

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

A. 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. **Request for continuance to November 21, 2023.**

C. Request for Extension of deadline for Active and Substantial Development BSL Rye Investors, LLC d/b/a Benchmark Senior Living, for property owned and located at 295 Tax Map 10, Lot 3 to the Major Site Plan granted by the Planning Board on January 11, 2022 to June 7, 2025. Property is in the Commercial District, Multi-Family Overlay District, Aquifer & Wellhead Protection District and Berry's Brook Watershed Case #22-2021.

D. 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. Request for continuance to November 21, 2023.

V. New Business:

A. NHHOP Needs Assessment Presentation by Jenn Rowden, RPC

VI. Other Business:

- A. Master Plan and Build Out updates
- B. Rules and Regs update next meeting schedule at noon for 10/25
- C. Other

VII. Communication

- A. See email communication from resident.
- B. New Article on ADU's
- C. Connect to Protect Workshop 10-24-23 flier

VIII. Minutes and Escrows

- A. September meeting minutes
- B. Escrows for September to October

Respectfully submitted,
Steve Carter, Clerk