

**TOWN OF RYE – PLANNING BOARD
TUESDAY, DECEMBER 10, 2019 at 6:00pm
RYE PUBLIC LIBRARY 581 WASHINGTON ROAD**

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MEETING AGENDA

1. Approval of the November 12, 2019 meeting minutes.

2. **Submittal of Applications for Determination of Completeness. Not a public hearing, if Complete public hearing will immediately follow: – Action Required:**
 - a. Major Site Development Plan by Altus Engineering for the Rannie Webster Foundation d/b/a Webster at Rye for property owned and located at 795 Washington Road, Tax Map 11, Lots 52 & 6 for an expansion of the nursing and assisted living facility by 23 beds, and an expansion to the garage and activities room. Property is in the Single Residence District and Aquifer and Wellhead Protection District. Case #15-2019.

 - b. Major Site Development and Special Use Permit by Cellco Partnership d/b/a Verizon Wireless for property owned by the Town of Rye Conservation Commission and located at 68 Port Way, Tax Map 23, Lot 1 to install a wireless telecommunications facility in the form of a 126 ft. monopole (cell tower). Property is in the Single Residence District. **(Request to be continued to a joint meeting with the ZBA on Wednesday, December 18, 2019).**

3. **Public Hearings on Applications if they are complete and/or have been continued:**
 - a. Conditional Use Permit Application by Cellco Partnership d/b/a Verizon Wireless for property owned by Dolores F. Lintz and located at 120 Brackett Road, Tax Map 22, Lot 95-A to install at 125' monopine wireless telecommunications facility which shall include twelve (12) panel antennas, six (6) remote radio heads, one (1) junction box, and ground-based equipment to be housed within a 30' x 40' fenced enclosure. Property is in the Single Residence District. Case #03-2018. **Request continuance to March 10, 2020.**

 - b. Major Site Development Plan by Samonas Realty Trust for property owned and located at 1215 Ocean Blvd, Tax Map 17.3, Lot 6 to raze all of the existing structures, eliminate the parking and access encroachments, remove the existing septic systems, and other building infrastructure and replace them with 4 duplex style town homes with new septic, permeable driveways and tidal buffers. Property is in the General Residence, Business District and Coastal Overlay Districts and SFHA-Zone AO. Case #01a-2019.

 - c. Special Use Permit by Samonas Realty Trust for property owned and located at 1215 Ocean Blvd, Tax Map 17.3, Lot 6 to allow land housing tourist accommodations to become obsolete and to be redeveloped in residential use densities per Section 304.6 of the Rye Land Development Regulations. Property is in the General Residence, Business District and Coastal Overlay Districts and SFHA-Zone AO. Case #01b-2019.

 - d. Major Subdivision and Condominium Development Plan by Harbor Street Limited Partnership for property located at 1244 Washington Road, Tax Map 10, Lot 82 for a 20-unit residential town houses which will comprise of 5 4-unit buildings. Property is in the Single Residence District, Multi-Family Dwelling District, Aquifer and Wellhead Protection District and Rye Landfill Groundwater Management (RL-GMZ) District. Case #06a-2019.

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- e. Special Use Permits for the Multi-Family dwellings, per Section 307.3 and Section 402 and for the Aquifer Wellhead Protection District by Harbor Street Limited Partnership for property located at 1244 Washington Road, Tax Map 10, Lot 82 for a 20-unit residential town houses which will comprise of 5 4-unit buildings. Property is in the Single Residence District, Multi-Family Dwelling District, Aquifer and Wellhead Protection District and Rye Landfill Groundwater Management (RL-GMZ) District. Case #06b-2019.
- f. Major Site Development Plan by Altus Engineering for the Rannie Webster Foundation d/b/a Webster at Rye for property owned and located at 795 Washington Road, Tax Map 11, Lots 52 & 6 for an expansion of the nursing and assisted living facility by 23 beds, and an expansion to the garage and activities room. Property is in the Single Residence District and Aquifer and Wellhead Protection District. Case #15-2019.
- g. Major Site Development and Special Use Permit by Cellco Partnership d/b/a Verizon Wireless for property owned by the Town of Rye Conservation Commission and located at 68 Port Way, Tax Map 23, Lot 1 to install a wireless telecommunications facility in the form of a 126 ft. monopole (cell tower). Property is in the Single Residence District. (Request to be continued to a joint meeting with the ZBA on Wednesday, December 18, 2019).

4. New Business

- a. Conceptual Consultation by Tuck Realty Corporation for 0 Lafayette Road, Tax Map 10, Lot 1 (Former Hector's Site) for a 40-unit multi-family townhouse with mixed use commercial and retail.
- b. 137 Lafayette Road: The Rug Store wants to sell CBD Oil in the shop, the Planning Board has been asked to make a determination if this needs site review or exempt. Reschedule site walk.
- c. 40 Signature Drive cutting trees in the buffer.

5. Old Business

6. Subcommittee Updates

7. Communication:

8. Pay Escrows

Escrows (in packet)

Respectfully Submitted,
Patricia Losik, Chairman