

## **MEETING AGENDA**

### **1. Public Hearing: Proposed Zoning Amendments:**

Rye Zoning Ordinance (RZO) Amendment 2020-03 would amend Section 304 Coastal Area District to require a Special Use Permit from the planning board for new dwellings and substantial renovations of existing dwellings within the district

RZO Amendment 2020-04 would add the RSA 674:33 definition of “unnecessary hardship” to the ordinance and amend Sections 303.5.E and 303.5.H of the Guidelines for Decisions on Appropriateness in the Historic District by replacing the word “hardship” with “unnecessary hardship.”

RZO Amendment 2020-05 would amend Section 509 Demolition Review to make several changes including requiring demolition review of monuments, statutes, memorials and accessory buildings over 50 years old and adding a third alternate member to the Demolition Review Committee.

RZO Amendment 2020-06 would change the time period for the Zoning Board of Adjustment to hold a hearing on an application from 21 days to 45 days.

RZO Amendment 2020-07 would amend Section 301.4.B of the Purposes provisions of the Wetlands Conservation District to change the reference to Best Management Practices to “Best Management Practice Techniques: For Avoidance and Minimization” and to add a reference to Best Management Practices – Wetlands to the definition of “Wetlands” in the ordinance.

RZO Amendment 2020-08 would amend Section 303.5.G Solar Collectors in Historic District to delete “visibility from adjacent public streets and adjoining properties” from the list of factors to be considered by the Historic District Commission in evaluating a solar panel installation.

RZO Amendment 2020-09 would amend Section 508.7.D Sound Level Criteria for Small Wind Energy Systems to delete the 55 decibels sound level restriction in order to comply with recent state legislation.

RZO Amendment 2020-10 would replace the definition of “NH Certified Wetland Scientist” with the statutory definition of “Certified Wetlands Scientist” and change the references to NH Certified Wetland Scientist in the ordinance accordingly.

RZO Amendment 2020-11 would adopt an ordinance establishing a procedure for conversion of illegal apartments to legal apartments by adding a new Section 202.9-A to the zoning ordinance. The procedure would be in effect until December 31, 2021 and would allow owners of apartments which existed prior to March 10, 1998 to obtain a Certificate of Legality if certain standards are met.

RZO Amendment 2020-12 would adopt Chapter 190 of the new town code as a replacement of the present Rye Zoning Ordinance.

RZO Amendment 2019-X would, pursuant to Section 1000, allow the planning board to correct a typographical error in Section 402.4.1 Determinations Required for Special Use Permit Approval [of multi-family developments].

**TOWN OF RYE – PLANNING BOARD  
TUESDAY, DECEMBER 3 2019 at 6:00pm  
RYE TOWN HALL 10 CENTRAL ROAD**

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Building Code (BC) Amendment 2020-01 would amend Section 3.6 Permits for Temporary Structures to exclude “platforms, stands, observation or circus seats and tents for assembly purposes” in order to comply with recent state legislation governing tents.

BC Amendment 2020-02 updates the Section 7.4 reference to the International Property Maintenance Code from the 2009 version of the code to the 2018 version.

BC Amendment 2020-03 would adopt Chapter 35 of the new town code as a replacement of the present Rye Building Code.

Floodplain Ordinance Amendment 2020-01 would adopt Chapter 60 of the new town code as a replacement of the present Rye Floodplain Development and Building Ordinance.

**Other Zoning Amendments:**

Rye Zoning Ordinance (RZO) Amendment 2020-14: Amends Section 505 of the Wireless Telecommunications Facilities with the complete revisions by the Telecommunications Committee drafted by Isotrope. And Amends Section 505.3 and adds 55 Recreation Road, Tax Map 012-079-000 to the Wireless Telecommunications Facilities District Map.

Patricia Losik, Chair  
Rye Planning Board