

**TOWN OF RYE – PLANNING BOARD
TUESDAY, JANUARY 7 at 6:00pm
RYE TOWN HALL 10 CENTRAL ROAD**

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MEETING AGENDA

1. Public Hearing: Proposed Zoning Amendments:

Rye Zoning Ordinance (RZO) Amendment 2020-001: Amends the 28 ft. height restriction of the Coastal Overlay District to allow a 30 ft. height if a building is required to be elevated by the Floodplain Ordinance. The amendment has changed from the one presented at the 11/12/2019 hearing. Language incorporating the provisions of proposed Amendment 2020-03 has been added.

RZO Amendment 2020-03: Amends 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. The amendment has changed from the one presented at the 12/3/2019 hearing. The definition of “substantial renovation” has changed, and language addressing floodplain freeboard has been added.

RZO Amendment 2020-12: Adopts Chapter 190 of the new town code as a replacement of the present Rye Zoning Ordinance. The amendment has changed from the one presented at the 12/3/2019 hearing. Three additional housekeeping changes have been added to Schedule B of the ordinance adopting Chapter 190.

BC Amendment 2020-03: Adopts Chapter 35 of the new town code as a replacement of the present Rye Building Code. The amendment has changed from the one presented at the 12/3/2019 hearing. An additional housekeeping change has been added to Schedule B of the ordinance adopting Chapter 35.

RZO Amendment 2020-13: Comprehensively amends Section 505 Wireless Telecommunications Facilities. The amendment includes but is not limited to several new and revised definitions; new design performance requirements; revised setback and separation requirements; new plan and other submittal new requirements; new requirements for issuance of a special use permit; and new standards for waivers.

RZO Amendment 2020-14: Amends Section 505.3 to add Tax Map 12/Lot 79 at 55 Recreation Road (Rye Recreation Area) to the Wireless Telecommunications Facilities Overlay District.

RZO Amendment 2020-15: Amends Section 402 Multi-Family Dwellings & Multi-Family Developments to change the minimum requirement for inclusion of workforce housing from 20% to 30%.

Old Business:

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. **Public Hearing on this has been closed.**

Patricia Losik, Chair
Rye Planning Board