

**TOWN OF RYE – PLANNING BOARD
TUESDAY, NOVEMBER 12, 2019 at 6:00pm
RYE PUBLIC LIBRARY 581 WASHINGTON ROAD**

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MEETING AGENDA

1. Approval of the October 8, 2019 meeting minutes.
2. **Public Hearing: Proposed Zoning Amendments:**
 - a. Proposed Zoning Amendment 2020-01: Section 304 Height within the Coastal Area District to allow for construction in the SFHA.
 - b. Proposed Zoning Amendment 2020-02: Section 507 Add new Section 507 A – Illicit Discharge and Elimination Ordinance
3. **Submittal of Applications for Determination of Completeness. Not a public hearing, if Complete public hearing will immediately follow: – Action Required:**
 - a. Minor Site Development Plan by Malcolm E. Smith for property owned and located on Lafayette Road, Tax Map 10, Lot 1 to temporarily store motor vehicles and related products including trailers and boats on a limited area of the premises. Property is in the Commercial and Aquifer and Wellhead Protection District. District. Case #17-2019.
 - b. 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. **Request a continuance to the December 10, 2019 meeting.**
 - c. Conditional Use Permit by Ryan & Linsay Kaplan for 371 Washington Road, Tax Map 16, Lot 119 for an Accessory Dwelling Unit per RZO Section 506. Property is in the Single Residence District. Case # 19-2019.
4. **Public Hearings on Applications if they are complete and/or have been continued:**
 - a. The Housing Partnership requests an 18 month extension of its approvals: Lot Line Adjustment (approved July 10, 2018), Conditional Use Permit (approved July 10, 2018) and Special Use Permit (approved August 14, 2019) for construction of a residential development consisting of a mixture of multi-family dwellings with a portion dedicated as Workforce Housing on 0 Airfield Drive, Tax Map 10, Lot 15-4, case #07-2017.
 - 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.

THIS AGENDA IS SUBJECT TO CHANGE UP UNTIL THE TIME OF THE MEETING
Posted at the Town Hall and on the Town Website and sent to the Library

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- 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.
- 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. Minor Site Development Plan by Malcolm E. Smith for property owned and located on Lafayette Road, Tax Map 10, Lot 1 to temporarily store motor vehicles and related products including trailers and boats on a limited area of the premises. Property is in the Commercial and Aquifer and Wellhead Protection District. District. Case #17-2019.
- g. 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. Request a continuance to the December 10, 2019 meeting.
- h. Conditional Use Permit by Ryan & Linsay Kaplan for 371 Washington Road, Tax Map 16, Lot 119 for an Accessory Dwelling Unit per RZO Section 506. Property is in the Single Residence District. Case # 19-2019.

5. Proposed Zoning Amendments for Discussion:

- a. Vote to schedule public hearings on December 3, 2019 on adopting the chapters which make zoning ordinance, building code and floodplain development and building ordinance part of the new Town Code.
- b. Vote to schedule public hearings on December 3, 2019 on adopting Proposed Ordinance: Ordinance Establishing a Procedure for Conversion to Legal Apartments
- c. Vote to schedule public hearings on December 3, 2019 on adopting Proposed Ordinance: Z-Amend 2020-03: Coastal Overlay District change to Conditional Use Permit.
- d. Vote to schedule public hearings on December 3, 2019 on adopting Proposed Ordinance: Z-Amend 2020-04 Re: Unnecessary Hardship
- e. Vote to schedule public hearings on December 3, 2019 on adopting Proposed Ordinance: Z-Amend 2020-05 Re: Demolition Review Section 303 of the Historic District.
- f. Vote to schedule public hearings on December 3, 2019 on adopting Proposed Ordinance: Z-Amend 2020-06 Section 702.3 require public hearing on ZBA applications 45 days.
- g. Vote to schedule public hearings on December 3, 2019 on adopting Proposed Ordinance; Z-Amend 2020-07 Section 301.4B to amend the Wetlands and to add to the definition.

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- h. Vote to schedule public hearings on December 3, 2019 on adopting Proposed Ordinance; Z-Amend 2020-08 Section 303.5 G Solar Collectors in the Historic District

6. New Business

- a. Release Surety Request by Donald Cook for the subdivision plan for the Rye Farm/ street name Cedar Run.
- 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
- c. 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.

7. Old Business

- Vote to schedule public hearings on January 14, 2020 on adopting Land Development Regulations Final Draft discussion for public hearing and adoption for the December Planning Board meeting.

8. Subcommittee Updates

- Rules and Regulations

9. Communication:

- **Monday, November 18, 2019 at the RJH at 5pm: Workshop lead by UNH Amanda Stone and Lisa Wise**

10. Pay Escrows

Discussion on attorney fees and payment of Escrows (in packet)

Respectfully Submitted,
Patricia Losik, Chairman