

MEETING AGENDA

1. Approval of the September 10, 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. Amendment to the Breakers Condominiums approved by the Planning Board in January 1980, recorded at the RCRD D-9440 on April 18, 1980 for Sally Sheehan of 824 Ocean Blvd, Tax Map 23.1, Lot 29-01 to raze the building and construct new within the same footprint. Property is in the Business, Coastal Overlay District, Case # 12-2019. **Request a Continuance to the November 12, 2019 meeting.**
 - b. Amendment to the Surf Club of Rye Condominiums approved by the Planning Board on March 12, 2002 by Peter Fregeau for property located at 1196 Ocean Blvd, Tax Map 17.3, Lot 35 to add a dormer to unit #2. Property is in the Business/General Residential, Coastal Overlay District and SFHA, Zones AE and VE. Case #14-2019.
 - c. 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.
 - d. Application by Eversource Energy to trim and remove trees and brush adjacent to and beneath some of its power lines within town for utility line upgrade along scenic roads within the Town. All roads have been designated a scenic road by the Rye Town Meeting. The work is necessary to ensure the safe distribution of power and to improve the reliability of electric service. The work to be done will occur along the following streets and roads: Elwyn Road, Pioneer Road and Brackett Road. **Case #18-2019.**
3. **Public Hearings on Applications if they are complete and/or have been continued:**
 - a. 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. **Request a continuance to November 12, 2019.**
 - b. **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. **Request a continuance to November 12, 2019.**
 - c. 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.

- d. 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.
- d.** Amendment to the Breakers Condominiums approved by the Planning Board in January 1980, recorded at the RCRD D-9440 on April 18, 1980 for Sally Sheehan of 824 Ocean Blvd, Tax Map 23.1, Lot 29-01 to raze the building and construct new within the same footprint. Property is in the Business, Coastal Overlay District, Case # 12-2019. **Request a continuance to the November 12, 2019 meeting.**
- e. Amendment to the Surf Club of Rye Condominiums approved by the Planning Board on March 12, 2002 by Peter Fregeau for property located at 1196 Ocean Blvd, Tax Map 17.3, Lot 35 to add a dormer to unit #2. Property is in the Business/General Residential, Coastal Overlay District and SFHA, Zones AE and VE. Case #14-2019.
- 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. Application by Eversource Energy to trim and remove trees and brush adjacent to and beneath some of its power lines within town for utility line upgrade along scenic roads within the Town. All roads have been designated a scenic road by the Rye Town Meeting. The work is necessary to ensure the safe distribution of power and to improve the reliability of electric service. The work to be done will occur along the following streets and roads: Elwyn Road, Pioneer Road and Brackett Road. **Case #18-2019.**

4. Subcommittee Updates

- a. Land Development Regulations
- b. Rules and Regulations

5. Old Business

- a. The Board voted to continue the Webster at Rye application to the November meeting at the September 10, 2019 meeting.

6. New Business/Other

- 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

7. Pay Escrows

See Escrows in packet

Respectfully Submitted,
Patricia Losik, Chairman