

MEETING AGENDA

1. Approval of the August 13, 2019 meeting minutes.
2. **Submittal of Applications for Determination of Completeness. Not a public hearing. – 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 October 8, 2019.**
 - b. Lot Line Adjustment Plan by Fuss & O’Neill for Marc Grondahl for properties owned and located at 420 Brackett Road, Tax Map 19, Lot 147 and 65 Wallis Road, Tax Map 19, Lot 161. Properties are in the General and Single Residence Districts. Case # 13-2019.
 - c. 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.
 - d. 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. Case #15-2019.
 - e. Conditional Use Permit by Patrick & Jessica Kane for property owned and located at 972 Washington Road, Tax Map 7, Lot 34 to change an existing and approved two dwellings on one lot to one dwelling with an accessory dwelling unit. Property is in the Single Residence District. Case #16-2019.
3. **Public Hearings on Applications if they are complete and/or have been continued:**
 - a. 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.
 - b. 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.

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

Page | 2

- c. 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 October 8, 2019.**
 - d. Lot Line Adjustment Plan by Fuss & O'Neill for Marc Grondahl for properties owned and located at 420 Brackett Road, Tax Map 19, Lot 147 and 65 Wallis Road, Tax Map 19, Lot 161. Properties are in the General and Single Residence Districts. Case # 13-2019.
 - 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. 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. Case #15-2019.
 - g. Conditional Use Permit by Patrick & Jessica Kane for property owned and located at 972 Washington Road, Tax Map 7, Lot 34 to change an existing and approved two dwellings on one lot to one dwelling with an accessory dwelling unit. Property is in the Single Residence District. Case #16-2019.
 - h. 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 December, 2019.
- 4. Public Hearings on amendment to the Land Development Regulations: Action Required**
- a. LDR Amendment 2019-01: Appendix B: Construction Site Runoff-Erosion and Sediment Control Standards
- 5. Subcommittee Updates**
- a. Land Development Regulations Public Forum, September 24, 2019 at 6:30
 - b. Rules and Regulations
- 6. Old Business**
- a. Planning Board voted at the August meeting to continue the Samonas 1215 Ocean Blvd application to the October meeting, upon the applicant's request. **Request for a continuance to October 8, 2019 granted August 13, 2019.**
 - b. Status of the Cell Tower application
- 7. New Business/Other**
- 8. Pay Escrows**
See Escrows in packet

Respectfully Submitted,
Patricia Losik, Chairman

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