

***The Board of Adjustment of the Town of Rye, NH  
will hold a public hearing  
at: 7:00 PM on Wednesday, September 1, 2021  
Rye PUBLIC LIBRARY, 581 Washington Rd, Rye***

**BUSINESS**

Minutes of the August 4, 2021

**APPLICATIONS**

1. **Steven & Denise Manseau for property owned and located at 117 Wentworth Road, Tax Map 24, Lot 36** request variances from §190-2.3.C(2) for a workshop/shed 2.6' from the side boundary where 20' is required, from §190-2.3.C(3) for a workshop/shed 20' from the south corner front boundary and 4.2' from the east corner front boundary where 40' is required; and from §190-2.3.C(5) for dwelling coverage of 19.04% where 12.7% exists and where 15% is allowed and for lot coverage of 62.5% where 62.7% exists and 30% is allowed. **Property is in the Single Residence District. Case #21-2021.**
2. **Domenic Martingnetti & Phyllis Martignetti 68 Manchester ST. Nashua NH for property owned and located at 4 Breakers Road, Tax Map 8.4, Lot 68** requests a variance from §190-2.4.C(2) for an platform deck 8' from the side boundary where 20' is required; and from §190-2.4.C(1) for a platform deck 8' from the rear boundary where 30' is required. **Property is in the General Residence, Coastal Overlay District and the SFHA, Zone AE (8). Case #33-2021. Request continuance to the meeting.**
3. **Arthur G. Pierce Rev. Trust & Sharon Pierce Rev. Trust, Arthur & Sharon Pierce, Trustees of 24 Colony Cove Road, Durham NH for property owned and located at 261-279 Pioneer Road, Tax Map 24, Lot 117** request variances from §190-5.3.C(2) for a condominium conversion of 4 units having 580sq.ft, 580 sq.ft, 530 sq.ft, and 530 sq.ft where each is required to have a minimum of 600 sq ft. of floor area and from §190-5.3.C(7) as the amount of land designated as common area is less than 90% of the area of the parcel not designated for buildings and individual unit owner's vehicles and does not meet the minimum lot area and frontage requirements. **Property is in the Single Residence District. Case #34a-2021.**
4. **Arthur G. Pierce Rev. Trust & Sharon Pierce Rev. Trust, Arthur & Sharon Pierce, Trustees of 24 Colony Cove Road, Durham NH for property owned and located at 261-279 Pioneer Road, Tax Map 24, Lot 117** request a special exception per the Rye Zoning Ordinance §190-5.3.A for 8 apartments in existing 4 buildings. **Property is in the Single Residence District. Case #34a-2021.**
5. **Charles M. and Lyndsay A. Beynon for property owned and located at 30 LaMer Drive, Tax Map 13, Lot 44** request an Administrative Appeal from the Building Inspector's June 28, 2021 letter which refers to a swingset/play system as an accessory building pursuant to §190-3.1.G(3) and §190-3.1.H. **Property is in the Single Residence District. Case #35a-2021. Request continuance to the meeting.**
6. **Charles M. and Lyndsay A. Beynon for property owned and located at 30 LaMer Drive, Tax Map 13, Lot 44** request variances from §190-2.3.C(1) for a swingset/play system 10+/- from the rear property boundary where 30' is required and from §190-3.1.H(2)(g) for a swingset/play system in the 100' wetlands buffer. **Property is in the Single Residence District. Case #35b-2021. Request continuance to the meeting.**
7. **Matthew & Susan O'Connor Family Trust, Matthew & Susan Trustees of 15025 Alfata Drive, Pacific Palisa CA for property owned and located at 92 Old Beach Road, Tax Map 8.4, Lot 119** requests a variance from §190-2.3.C(2) for a patio, grill and outdoor kitchen 9'+/- from the right side property boundary where 20' is required and from §190-2.3.C(5) and 190-3.4.E for lot coverage of 5,404 sq. ft. where 4,567sq.ft (15%) is allowed.. **Property is in the Single Residence District and Coastal Overlay District and SFHA, Zone VE(14). Case #36-2021.**

\*\*\*THIS AGENDA IS SUBJECT TO CHANGE UP UNTIL THE TIME OF THE MEETING\*\*\*

NOTE: NO APPLICATIONS WILL COMMENCE AFTER 10:00 PM. REMAINING APPLICATIONS SHALL BE CONTINUED

8. **Mario A. Ponte & Paula M. Parrish of 200 High Street, Exeter, NH for property owned and located at 1627 Ocean Blvd, Tax Map 13, Lot 23** request an administrative appeal from the building inspector's June 10, 2021 letter denying a Building Permit to demolish and reconstruct existing multi-family residence and to replace the existing septic system stating variance relief from the ZBA is required because the proposed building would not be located in the exact location of the existing nonconforming residence. **Property is in the General Residence, Coastal Overlay and SFHA, Zone AE. Case #37-2021.**
9. **Mario A. Ponte & Paula M. Parrish of 200 High Street, Exeter, NH for property owned and located at 1627 Ocean Blvd, Tax Map 13, Lot 23** request variances from §190-3.1(H) for a septic tank 19.5', a generator pad 20.0', a residence 31.0', and septic tank 76.9' from the wetlands where 100' is required; from §190-2.4(C).(2) for a house 9.4' from the NE side boundary and 10.6' from the SW side boundary where 20' is required; from §190-2.4(C)(1) for a septic tank 9.5' and a generator pad 20.0' from the rear boundary where 30' is required; from §190-3.4(E) for dwelling coverage of 22.2% where 15% is allowed and §190-3.4.(D) for a building height of 33.25' where 28' required. **Property is in the General Residence, Coastal Overlay and SFHA, Zone AE. Case #37-2021.**
10. **Joel & Lauren Feid for property owned and located at 705 Brackett Road, tax Map 17, Lot 34-02** request a variance from §190-3.1 (H)(2)(a) & (g) for a deck 63.5' from the wetland boundary where 75' is required **Property is in the Single Residence District. Case #38-2021.**
11. **Seacoast Property Holdings, LLC, Wendy Cabral of 3710 Buckeye Street Suite 100, Palm Beach Florida for property owned and located at 55 Harbor Road, Tax Map 9.2, Lot 2** requests an equitable waiver of dimensional requirements a generator installed 8.9' from the side boundary where a variance was granted for it to be located 10' from the side boundary on 4-3-2019. **Property is in the Single Residence, Coastal Overlay and SFHA Zone. Case #39-2021.**
12. **Christopher & Melissa Snow for property owned and located at 1 Clark Road, Tax Map 19, Lot 90** request variances from §190-6.3A for expansion of a non-conforming structure; from §190-2.3.C.3 for steps and a deck 29+/- from the front boundary where 34' is required; from §190-2.3.C.5 for a building area of 17+/- % where 15% is allowed; and from §190-3.1.H for steps and a deck 65' +/- from the wetlands where 75' is allowed. **Property is in the Single Residence District. Case #40-2021.**
13. **Barbara A. Miller Trust of 2007, Barbara Miller, Trustee for property owned and located at 22 Jenness Avenue, Tax Map 8.4, Lot 54** requests variances from §190-6.3.B to raze an existing structure and replace; from §190-2.4.C(1) for a patio 6.1' and house overhang 15.5' from the rear boundary where 25.4' is required; from §190-2.4.C(2) for an A/C Unit 18.7' from the right boundary where 20' is required; from §190-2.4.C(3) for a walkway 17.3' and house overhang 21.2' from the front boundary where 25.7' is required; from §190-2.4.C(5) and §190-3.4.E for dwelling coverage of 24% where 15% is allowed and for lot coverage of 26.7% where 30% is allowed. **Property is in the General Residence and Coastal Overlay Districts. Case #41-2021.**

#### **OTHER BUSINESS:**

- Email from JOHN J. AND MARY ELIZABETH DALEY, OWNERS OF 29 PERKINS ROAD, RYE, NEW HAMPSHIRE

Chris Piela, Clerk