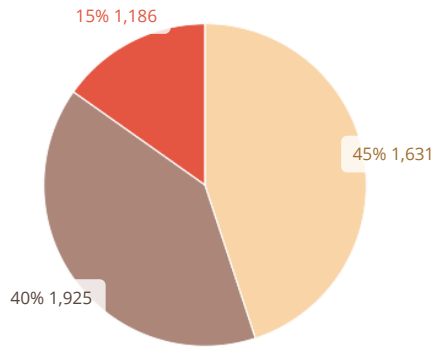


# Rye Housing Future

Project Engagement

VIEWS	749	PARTICIPANTS	312
RESPONSES	3,964	COMMENTS	974
SUBSCRIBERS	62		

How many homes (houses, condos, apartments, etc.) are in Rye?



296 respondents

Do you live in, own property in, or have a business in Rye? Please select all that apply.

83%	I own a home in Rye.	227 ✓
34%	I have lived in Rye for 20 years or more.	92 ✓
19%	I have lived in Rye for 10-20 years.	51 ✓
17%	I own property in Rye	46 ✓
11%	I have lived in Rye for 6 -10 years.	30 ✓
9%	I have lived in Rye for 5 years or less	25 ✓
6%	I have lived in Rye my entire life.	16 ✓
4%	I do not live in Rye.	11 ✓
4%	I live in Rye part of the year.	10 ✓
4%	I own a business in Rye.	10 ✓
3%	I rent a home in Rye.	8 ✓

272 Respondents

When you think of living in Rye in 5, 10, or 20 years, will your current home meet your future needs? Please describe.

---

Yes

3 days ago

As I age, my current home, built in 1895, will probably become a burden as far as the property upkeep and access to upstairs bedrooms.

3 days ago

Probably not. At that age we will probably be in capacitated.

4 days ago

Yes. Plenty big enough.

4 days ago

Yes

4 days ago

No too large a home for my husband & me as we age

4 days ago

Nope. Too small

4 days ago

I imagine rye being similar with an aging population. I think the geography of the town restricts it from developing further.

4 days ago

Yes

5 days ago

Yes

5 days ago

Probably not but neither will my car- no one can predict 20 years out and everyone's needs WILL change- the (unknowable) key is how they change

5 days ago

We live in a large single family home that will likely require more upkeep than we are interested in maintaining in 20 years time.

5 days ago

Yes.

5 days ago

Yes

6 days ago

Yes, it will. It is a new home and was built for our needs in that timeline

6 days ago

Yes. I have done renovations.

7 days ago

Yes

7 days ago

Yes

7 days ago

Yes.

7 days ago

Yes - we moved with the long term plan in mind

7 days ago

Yes hopefully. Single floor living

7 days ago

Yes

7 days ago

Yes, it will.

7 days ago

Yes it has one level to live on and a lower level with extra bedrooms for guests

7 days ago

Yes, in 10-20 years our hope is to downsize.

7 days ago

yes, I can grow old in my home.

7 days ago

Yes

8 days ago

Yes.

8 days ago

As a senior citizen, my ideal is to die at home. Being single, that may not be possible, yet I am prepared to bring in home health care. I also like the idea of Seacoast Village, where for a membership fee you can hire at reasonable rates people to come do household jobs and chores. If I needed to go to a facility, I would want that facility to be in Rye. I would want that facilities 'mission statement' to house Rye residents first regardless of their ability to pay, meaning that they would accept Medicaid as Seniors money runs out.

8 days ago

Yes

9 days ago

Yes, with renovations and upgrades

9 days ago

Size of home will be too big

9 days ago

Yes. We bought our home as a retirement home

9 days ago

Yes

11 days ago

yes

14 days ago

Yes, we love where we live and we believe we will be comfortable in our house for the next 10-20 years.

16 days ago

Yes, I expect to host guests - including grandchildren in the future.

17 days ago

Yes

17 days ago

Yes

17 days ago

Yes, we are fortunate to have a first floor primary bedroom and bathroom.

18 days ago

Yes.

18 days ago

In 20 years, i would like a smaller house and smaller lot.

18 days ago

In 20 years, i will need a smaller home and smaller lot

18 days ago

Yes

18 days ago

Yes, my home is

18 days ago

Yes,

18 days ago

Yes

19 days ago

Yes because we made space for an apartment when the time is ready

19 days ago

Yes. If we need one level living we can modify our house.

20 days ago

no

too much maintenance

20 days ago

Yes

20 days ago

will likely need to raise house and add electric panels and/or wind turbines

21 days ago

Yes

21 days ago

Yes. Our kids share bedrooms so we do not need to expand and we have a first floor bedroom and bath for when we are older.

22 days ago

Will need to down size and be one 1 floor

22 days ago

It does.

22 days ago

Yes most definitely. We may consider downsizing in 10 years

22 days ago

In about 10 years we will downsize. This house will be bought by someone migrating from Conn/NY/NJ

23 days ago

Yes, absent earlier than hoped for health issues.

23 days ago

Yes, we have a first floor bed and bath

23 days ago

No, my house , though small, will be too large

24 days ago

I will be 88 and would look to live on a single level home.

24 days ago

Probably not in 20 years

24 days ago

Yes. It is small and has first floor living

24 days ago

Yes. We never plan on leaving Rye.

24 days ago

Yes. We have a home on Ocean Blvd and plan to stay for a long time

24 days ago

Our timeline for our current home is 7-10 years based on the age when our children will pass through the Rye schools and reside full time in our home.

24 days ago

Yes

24 days ago

If our health remains the same, our home should meet our needs.

24 days ago

Yes.

24 days ago

Yes. I have a 1 1/2 story year-round cottage that was built in 1912, enlarged & improved to year-round in 2003, & renovated in 2018.

24 days ago

Yes

24 days ago

Exceed our needs as children move out.

24 days ago

Yes, it was designed 20+ years ago with that in mind.

24 days ago

yes

24 days ago

Yes, semi retired. I have downsized to a smaller home with a smaller yard.

27 days ago

No at some point it will become too challenging to maintain

27 days ago

Yes. Our home is perfect for us now and in the future. Perhaps we will downsize in the future.

27 days ago

No, we will likely downsize.

27 days ago

Yes

28 days ago

Yes

one month ago

Home meets our current needs and expect the home o exceed our needs in 20 years time.

one month ago

Yes. If anything, it may exceed our needs in 20 years time.

one month ago

I've owned a home for 40 years in Rye. I recently renovated the house and now live here year round

one month ago

Yes

one month ago

Yes. We intentionally selected a home with a 1st floor primary bedroom to meet our needs as we age.

one month ago

Yes as we are empty nesters

one month ago

Possibly

one month ago

Yes. We are only two people and we have plenty of space for ourselves and guests.

one month ago

Yes

one month ago

Yes and no. Ideally we would do a few renovations.

one month ago

Yes

one month ago

Yes

one month ago

No

one month ago

Yes

one month ago

Not exactly. I have sloped yard and stairs to get into my front door. Accessibility may be an issue

one month ago

Yes, we hope this will be our last home.

one month ago

No, it is too small and we rent. Renting doesn't seem like a good long term investment at current prices.

one month ago

yes

one month ago

Yes

one month ago

Yes

one month ago

I see no reason my current home will not accommodate my future needs

one month ago

I see no reason my home won't accommodate my future needs

one month ago

probably.

one month ago

Yes provided restrictions and building codes make it infeasible.

one month ago

I believe my current home will mee the needs of my family.

one month ago

It's too large but accommodates company and visitors.

one month ago

Yes

one month ago

Yes, unless I need care that forces me to move.

one month ago

30, yes if we don't run out of water and the town doesn't over develop to the point of Hampton

one month ago

No, as renter there number of yearly rentals are limited. With the houses available most are on the smaller side with little no storage i.e. garage or basement.

one month ago

We may someday downsize.

one month ago

I plan on living in Rye for the rest of my life - in my home. We built our home 2 years ago.

one month ago

Yes

one month ago

The current home will very likely need an addition in the future.

one month ago

Yes

one month ago

yes

one month ago

Ideally would like to downsize

one month ago

Yes. We built our dream home here in Rye in the past two years. We will not be moving. Ever.

one month ago

No, it will be too large.

one month ago

It very likely will, although I may need to move to a more elder-friendly home design (I am currently 65 years old)

one month ago

Yes

one month ago

Our current home will not meet our future needs. It is a vacation home. we hope to retire to Rye in the next 5 years and live there year round, however, to do so, we will need to update and add to our current home.

one month ago

Yes, but we may want something smaller in the future

one month ago

Our home will meet our needs as long as we remain healthy!

one month ago

I'm a renter - but my vision for my future in Rye is dismal. My current apartment is not updated and my landlord goes up on my rent \$100 - \$200 at a time. Until there is a surplus of quality, affordable rental housing in Rye and NH there will be no incentive for landlords to provide quality, affordable rentals for those of us who work and live in this area.

one month ago

No, it's too large, now that our kids are grown

one month ago

Yes

one month ago

Yes

one month ago

yes, but i would prefer a home that has more acreage than i have currently

one month ago

Yes

one month ago

5 and 10 years yes. 20 years my wife and I will likely downsize.

one month ago

Yes, it's more than enough for us. In 20 years, it will be too much.

one month ago

It may be too large after my children go to college.

one month ago

No. It won't suit the needs of a teenager.

one month ago

yes. although we are older and it is 2-story, we have installed a lift to service the upstairs

one month ago

Yes, though I wish there was more land attached

one month ago

Our current home should meet our needs, though we may need to hire people to care for the lawn and do maintenance and repairs, rather than doing it ourselves.

one month ago

Yes

one month ago

Yes

one month ago

Yes

one month ago

Yes we bought this home as our forever home and plan to stay there while improving our property for the foreseeable future

one month ago

Yes, room for expansion, 1 floor living. Probably backyard

one month ago

Yes - it was built 60 years ago as a summer/retirement home and is solid.

one month ago

Yes, it is a family home built as a summer/retirement home and is solid.

one month ago

No, as it is a rental between 3 individuals living independently. However, i dont think it would be suitable for a family due to room structure. The house itself will need serious renovation in 20 years i imagine

one month ago

Yes.

one month ago

It is our family home.

one month ago

Yes.

one month ago

yes

one month ago

Yes, my house has three bedrooms and I hope to be able to accommodate my children though college and young adult years.

one month ago

No, I will need a one story home

one month ago

Yes

one month ago

Yes, everything I need is on the first floor; the second floor has 2 guest rooms and a bathroom. However, the first floor is bigger than I need if I lived alone. The taxes would probably be too high for me to live alone here in 20 years.

one month ago



Yes

one month ago

Yes

one month ago

Yes - a family sized home relatively close to the beach, will be suitable for us when we are empty nesters.

one month ago

No, looking to get into a 55+ community of homes.

one month ago

Too large

one month ago

No. We would like to be able to add a detached unit for retirement and allow our family to remain in the main house

one month ago

Yes, my home will likely meet my future needs. We are retired and in our 60's with a reasonable option for one floor living should that need arise down the road. It's possible we may choose to relocate in the next 10 years to a home with less land (we have close to an acre) and in more walkable town than a largely rural one like Rye.

one month ago

Yes. Kids will be all grown up

one month ago

yes

one month ago

I do not live in Rye, but from what I see, I think the inland homes will be resilient, however I think the coastal homes will have flooding/storm struggles. I also think the water supply and cell service are challenges.

one month ago

Yes

one month ago

No. We recently sold our third home in Rye and are currently renting a house that is bigger than we need but one of the few available.

one month ago

Won't be here 20 years from now

one month ago

Yes, perfect home for two with room for visitors.

one month ago

I am a single, widowed woman . I am 70 years old now. My home is large. I think my house will be too big for me.

one month ago

I have added on to my house so that when the time comes, the children can have the main house and my husband and I can downgrade to the accessory dwelling unit when the time comes.

one month ago

Yes. We will need to expand our first floor living - perhaps adding on a garage.

one month ago

Probably not. There are too many stairs and the threat of flooding.

one month ago

Ideally put on an addition as our kids get older.

one month ago

Yes

one month ago

When you think of housing in Rye in the future, what concerns you? Please describe.

Density and increase demand on services. Impacting the tax rate, rural character of the community and the inability to adapt to the increase in population.

3 days ago

1)Lack of a community store for basic needs within Rye itself. We lack a community meeting place to meet our neighbors and gather needed items and gossip. The Library is great, but a general store would be a wonderful addition. Right now we have to drive to Portsmouth to get the necessities, that even a visitor might want to grab in town if available.

2) I am also concerned about the encroachment on wetlands when building or adding on additions. There needs to be a balance between building, natural beauty, and water quality. The wetlands are an integral part of the water quality that we are struggling with in our community. And water quality should be part of housing decision making.

3 days ago

Will our grand children be able to afford to live in Rye.

4 days ago

Not enough family base (because too expensive) to sustain elementary and junior high schools.

4 days ago

Loosing the small town feeling.  
Please, no more condos and limit housing developments.

4 days ago

I am concerned that Rye is becoming a town of affluent folks only

4 days ago

Nothing. We have low taxes, great schools and great services

5 days ago

Over development and rebuilding modest homes into mega homes

5 days ago

The lack of enforcement of our current ordinances by the ZBA. Houses are being granted inappropriate variances, allowing infringement on our wetlands and buffers. The ZBA already granted one detached ADU and this could destroy our semi-rural character- we don't want to look like New Castle or Portsmouth

5 days ago

the loss of the farms and the open spaces to condos and massive mansions

5 days ago

Over building like Portsmouth has done. They took the character out of the Portsmouth Traffic Circle area with that huge complex of condos.

5 days ago

I am extremely concerned about the ability of owners to completely demolish homes in Rye. There are several, but case in point, 288 South Road in Rye Beach. What if we allowed every home on south road east if Central to be torn down and rebuilt or, homes on Sea Road? Rye and Rye Beach would lose the character that the owners and visitors have come to love over the last 400 years. There may have been problems with the house, but there are problems, and specifically water issues throughout town due to low lying areas, wetlands and proximity to the ocean, our most precious attraction. Yes, 288 was my family's home for almost 30 years. I still can't believe that "Stalheim Farm" was torn down. And the house that replaced it has absolutely no character or curb appeal. It does nothing to preserve the beauty of our town.

6 days ago

Bringing in low income housing that could change the quiet community including minimal crime

6 days ago

Too much traffic and lack of space. I also worry about businesses being exempted and allowed growth in residential areas.

7 days ago

Too many houses. Not enough open space, loss is charm and history.

7 days ago

Very expensive. Expanded town services may be necessary- and costly

7 days ago

None

7 days ago

I believe we must retain the open, rural feel we currently have.

7 days ago

Everything being knocked down and rebuilt in large non historic homes. There is no ability for anyone who works ie as a nurse, social worker someone who has grown up here to able to live in Rye anymore.

7 days ago

There is not enough housing for normal people with normal incomes. We need low-income housing and apartments.

7 days ago

Housing density

8 days ago

Too many people. No sidewalks. No public places ( playgrounds, parks, etc) too many cars driving too fast.

8 days ago

I am concerned with all the new construction going on. That a house is purchased, then torn down for a larger home to be built. Additionally, I do not like our natural rural landscape taken over by new housing developments. I know we need some new development for sustainability of town services with taxes and new children for our schools, yet I feel in over the pst 20 years it has gotten way out of control. I would also like to see some 'workforce housing'. I have found Rye to be an elitist town, yet for full democracy we need all types of diversity.

8 days ago

I'm concerned that infrastructure cannot support high density growth. (Especially water!)

9 days ago

Parsons Creek is dangerous because of pollution. More condos means more traffic and parking problems. Bikes passing driveways is dangerous!! Bikes in general. Now electric bikes and scooters.

9 days ago

My concern is that people will build in every possible location resulting in a loss of the charm, unique character and rare sense of community the town of Rye offers.

11 days ago

Increased prices crowding out young buyers

11 days ago

housing is going to drive out the old and prevent the new

14 days ago

I am concerned with the lack of affordable housing in Rye, particularly for our town workers.

16 days ago

over crowding / too much traffic

17 days ago

Overdevelopment. Specifically condos and homes on wetlands

17 days ago

Will my kids be able to afford to live here? Will my parents be able to downsize and stay in Rye? Will teachers, firefighters, police, and nurses be able to afford to live in town? Can we increase amount and diversity of housing while maintaining the rural nature of town and without substantially increasing traffic?

18 days ago

Too much new construction going on. Overbuilding the community. Adding housing types which adversely affect the type of community Rye is, turning it into an undesirable town. We can't be all things to all people, nor should we have to be.

18 days ago

Destruction of the characters of the town due to overdevelopment.

18 days ago

Too many people that the roads and infrastructure cannot support their needs

19 days ago

1. Our children can't afford it. 2. There is little economic diversity. 3. We keep losing open space. 4. We need to be more environmentally conservative—less water usage, less lawn chemicals, recycle all plastic....

20 days ago

obviously attracting younger families

20 days ago

Too many new houses. Also many multi family units going up. Don't want overcrowding. I like the feel of a small town.

20 days ago

Housing in recent years be it new, remodeled or existing has sky rocketed in cost/sales prices due to desirability of Rye with excessive variances granted and no real effort to enable through zoning or even the use of town owned land or land purchased by the town to provide economic diversity, workforce housing, housing for younger families without massive resources etc... A gold rush mentality.

20 days ago

Red tape, unclear paths to success, having to pay a pricey attorney to get jobs done because of unclear rules/conservation committee, maintaining the beach wall

21 days ago

Family friendly homes that are somewhat adorable. It feels like only retired or empty nesters from MA, CT, NY or somewhere else can afford homes here. I'm not against people from out of town I just wish there were more families.

22 days ago

No place for seniors or workforce housing

22 days ago

I am concerned about the rising sea level and building in actual wetlands

22 days ago

Over stressing the land. Loss of semi-rural feel. Sea Glass Lane, huge boxes on Rt. 1

23 days ago

High cost for younger families could make it a town just for affluent empty nesters; big issue for schools.

23 days ago

Rye has become a community lacking diversity and young families. Our zip code(s) prohibit middle income working families of any race or color. It's never a good thing moving forward. I believe the new term is "silo" community.

23 days ago

Loosing Rye as a small town

24 days ago

My biggest concern is pricing younger families out of our town whereby we need the next generation to be able to afford to live in Rye and learn in our school systems and hope people return

24 days ago

Empty mansions. No families

24 days ago

It does not seem like there are many options to build more housing except towards route 1

24 days ago

The ability for homeowners to effectively upgrade their homes due to the amount of approvals needed.

24 days ago

Availability of water, sewage/septic capacity, approval of new homes in/near wetlands, price accessibility, housing density, deforestation

24 days ago

Services based on population size.

24 days ago

Libs moving in

24 days ago

The cost of housing and the associated taxes.

24 days ago

The rural nature of Rye is getting lost, and any new housing is very expensive, almost eliminating young families from buying homes, which in turn, changes the nature of the Town.

24 days ago

nothing

24 days ago

Doubling the house size on all the 5,000 sf lots that were meant to be for seasonal use, now over built for original intent

27 days ago

I have no concerns

27 days ago

I am extremely concerned about the over development of Rye. I don't want condo's and apartment houses being built in Rye. There are plenty of small to large homes. Over development of Rye will take away its charm and quiet nature. Over development will place demands on all of our public services and infrastructure and create more traffic. Keep Rye as it is, quaint and personable.

27 days ago

Too many people! Too many condos! Too crowded!

27 days ago

None

28 days ago

Taxes, town state and federal government taking away my freedom to manage my property,

one month ago

Taxes, town government taking away my quit use of my property

one month ago

The deterioration of the town's semi-rural character, overdevelopment creating water and sewer and health problems, destruction of the environment and wildlife, the incessant destruction of wetlands and marshes, the lack of respected and qualified oversight of the variances given to appease developers, realtors, buyers' lawyers. It is non stop. Why have zoning ordinances or zoning board or adjustment boards if variances are granted 99% of the time? No longer do our wetlands and marshes, which are greater than 50% of Rye, protect us from poorly controlled building frenzy with insider deals and not enough public input.

one month ago

Nothing except not adhering to regulations  
And receiving variances for so many new houses

one month ago

Too much development

one month ago

Overdevelopment is a concern. We choose to live here because it's a quiet, safe little town.

one month ago

Building poorly-planned, high-density housing. Irrational concerns about the schools being overrun because of new development when they are at their lowest enrollment levels in years.

one month ago

I'm concerned about limited resources for the number of people living in Rye. I'm concerned about access to the beaches given that parking is already limited. Concerned about the quality of the water supply and the quantity of water available.

one month ago

Too many homes

one month ago

Building on conservation land concerns me

one month ago

The restrictive building regulations may prevent development of new housing.

one month ago

No starter homes for young families. No workforce housing.

one month ago

We need more houses and zoning is arbitrary in jennes beach district

one month ago

The price to move in. The size of the homes, making them unaffordable for many to purchase. Very limited rental properties for year round residence. Limited one floor homes and condos

one month ago

Quality of town water and inadequate sewerage disposal.

one month ago

property taxes

one month ago

Do not want to allow high rise condos or large complexes to take away from charm of town

one month ago

Nothing

one month ago

Housing being jammed through regardless of wetlands and variances concerns me considerably

one month ago

zoning restrictions limit options.

one month ago

Property tax increases, overcrowded roads with uncontrolled traffic and excessive speeding that make homes unsafe and no longer desirable.

one month ago

Is our water safe? Will the harpies that run the RCC try to take my land or make my life miserable like they do for so many other people in town.

one month ago

The overall height of the structure and bulk vs lot area

one month ago

Too much new building not enough green space

one month ago

I am concerned we are heading in the direction where there will be development of every possible piece of land regardless of size and location.

one month ago

The owners of many small houses will age and need to sell. Will McMansions rise on each lot?

one month ago

Water, pollution sure to too many septics built on or near wetlands. Former wetlands and ledge that are now deemed buildable due to the high value of the property.

one month ago

Subdivisions that lack the character of Rye and are cookie-cutter. Also, housing that only accommodates high-income bracket people concerns me.

one month ago

The ability for younger families to afford living in this town - the schools need more students but the cost to buy in Rye is very high.

one month ago

Slow down building. Be mindful of resources. Waste. And budgets.

one month ago

Increased air traffic from Pease Airport.

one month ago

Too much population, not enough taxes to pay for town hall, rec center, roads and schools as is. More people will only hurt. Not enough taxes from new homes to pay for big ticket issues facing town from decades of neglect.

one month ago

stress on water system. overcrowding.

one month ago

Not affordable for young families coming in

one month ago

Low density zoning will not enable younger people to move into Rye. We will become a town of retirees.

one month ago

Loss of small-town/rural feel, along with completely unaffordable options for all but the very wealthy

one month ago

Seeing the building boom that is taking place in Portsmouth, my concern regarding Rye is that land will be sold off to create multi-unit dwellings and the small, quaint Town of Rye will become overpopulated and congested with traffic.

one month ago

I wouldn't want the town to grow too rapidly. By that I mean, the infrastructure (roads, schools, water, emergency services, etc) have to be in place to ensure quality services are available to all. I would also like Rye to keep its New England charm; that doesn't mean we should not grow, just have criteria for new structures (single or multi family) which will maintain that small town feel

one month ago

What concerns me is that workforce housing will be envisioned by the Rye residents as a necessary evil. Also, a concern is that Rye will have the Housing Partnership in charge of maintaining the project without Rye's long term oversight. NHHP at the (Rye Airfield Dr) doesn't communicate well, loses paperwork with personal identifiable information such as bank account information and does not respond well to complaints. If Rye is to create workforce housing will the town continue to have oversight. I believe workforce housing is intrinsic to NH's long term growth and suitability, and if done right in Rye it could be a model for other towns. Also, a concern is that Rockingham County Planning Commission will bid it off to the lowest bidder like Avesta. Please do not do this. Companies that go in and build "income sensitive" housing so that they can eventually charge "market value" is not a long term solution. Also, please look into 3-D Printing Housing. We have companies right here in NH who are building homes and apartments that are sustainable, eco friendly - lower cost to build and maintain.

one month ago

Loss of rural feel; loss of land and small-town feel.

one month ago

Too many homes. No open land. Density

one month ago

we need a balance of new subdivisions, but also keeping large acreage tracts

one month ago

Political influence and pressures to provide lower cost housing well below the existing standard in order to access federal or state funds for the town.

one month ago

Lack of diversity.

one month ago

The most attractive areas in Rye for us were neighborhoods like Liberty Common and Alehson/Tehias. I'm not even sure those neighborhoods could be developed today as I think each home has less than the required acreage. I think this is a huge shame. We need to make it affordable and attractive for families to move here to keep up the vitality of the town.

one month ago

All of the new development that I see is large, expensive homes on large lots. We need homes at a better price point for workers and young families. This may include reducing the minimum acreage requirement for new homes.

one month ago

More development of wetlands, sewerage in the water, water quality.

one month ago

too many houses and residences for the water resources and for the semi-rural character of the town.

one month ago

Please keep the current green spaces, they are an important part of our town environment both visually and for the wildlife. Don't want too many more houses or condos built. Have been in Rye since I was a kid in 1967 and rather keep things the way they are, and always have been, as much as possible.

one month ago

Development of protected wetlands, overdevelopment

one month ago

There is not enough workforce housing, though integrating it seems difficult. Higher density would lower taxes, but require more services and may hurt property values and change the semi-rural vibe.

one month ago

School buildings not large enough to support influx of young families

one month ago

Cost

one month ago

Over development, stress on the wetlands, infrastructure that cannot support the development approved

one month ago

That open spaces or family farms will become developed. Rye will lose its home town charm

one month ago

Too many variances are granted, especially those related to the wetlands and height allowances. The structure in the Rye Village District with a separate Board of Adjustment makes no sense.

one month ago

Older housing may simply not hold up in 20 years

one month ago

Lack of affordable housing especially for younger families, single parents, and aging homeowners looking to remain in a familiar area

one month ago

I would like to see Rye retain the safe, rural, quiet small town character it currently has. It is part of what makes Rye desirable. The over development and building of condos or cookie-cutter track housing developments is not what Rye needs.

one month ago

not enough senior housing that is affordable

one month ago

I am concerned that all housing will be unaffordable to young families and that the schools will have to close. I prefer the diversity of all ages in my town and an environment that is able to make people who are less than extremely wealthy feel welcome.

one month ago

Lack of a public sewer system. Too many failed septic systems. No affordability.

one month ago

Too many condos & apartments, too few homes that are built with families in mind (only 1 or 2 bdrm), not affordable for families with children (there need to be options under \$400k for most families to be able to afford) & therefore the school system will continue to suffer & disintegrate.

one month ago

There aren't enough smaller homes for young families or for seniors wanting to downsize.

one month ago

Too expensive to buy or rent

one month ago

Houses are too big and too expensive. Demographics are skewing wealthier and young families cannot think of living here.

one month ago



There presently is a lack of affordable housing for vital town employees who provide essential services to town residents (i.e. police fire, EMS, Etc). These services are often time sensitive and pertain to life & safety hence the benefit to the community to have these people in town. Without affordable housing in the future or significant pay increases so that staff can pay the increase housing costs the need for additional full time staff will continue as the community grows.

one month ago

Houses are very large and encroach on open space. No affordable housing for population diversity

one month ago

Water quality- we need reliable sources of drinking water and town-wide sewer.. Congestion near beaches.

one month ago

I am concerned with the number of out of state individuals buying homes to build large multi-million dollar vacation homes whilst residents face ADU restrictions that prevent them from retaining their homes and supporting multi generation living.

one month ago

Over-building - too many homes built too close to the ocean and in areas that compromise wet lands; too much land developed for housing with little or no regard for where their water is going to come from or sewage disposed of; zoning that favors building homes that are too large for and unaffordable to all but the wealthiest.

one month ago

Rye will be so over priced that there will be no diversity

one month ago

Lack of affordability. This lack of affordability limits the diversity of the town. It is also an older population. Young professionals and young families have difficulty finding reasonably affordable housing in the town. There also appears to be many single family homes. Although there have been some recent multifamily developments, such as Washington Road and Thompson Landing, I think more townhomes and condos should be explored as other options.

There is also limited room for development due to wetlands, drinking water and sewer limitations.

one month ago

too many houses and condos being built; not sure why everyone thinks every available piece of property needs to be developed for housing

one month ago

Over building. Tax rate.

one month ago

Over building.

one month ago

So many of the smaller homes in Rye are being greatly enlarged. I think there needs to be more affordable housing for senior residents who would like to downsize and stay in the community.

one month ago

Water quality and PFA's

one month ago

I worry the Zoning Board is approving everything so the lots in which there could be more open space is now being filled in with impermeable surfaces. I worry about Rye being totally gentrified with very wealthy homes / families. Growing up here, we had cross sections of different populations - blue collar workers could afford to live here. Now, not possible.

one month ago

Too many houses being built on or near the wetlands. Too many large homes and condos. The town will have to increase services which will raise taxes,

one month ago

That Rye will become a playground for rich retirees looking to move close to the ocean and avoid income tax. This will push housing prices up, preventing younger families from being able to move in. Then they will vote against school budget increases, negatively impacting our local schools. Eventually the schools might have to close due to lack of funding and low enrollment.

one month ago

Escalating real estate taxes

one month ago

Please identify the priority of the following issues in terms of highest priority (in your opinion) for Rye to address:

	<b>High Priority</b>	<b>Medium Priority</b>	<b>Low Priority</b>	<b>Not a Priority</b>	<b>Unsure</b>
Economic Development	10% High Priority	26% Medium Priority	32% Low Priority	29% Not a Priority	3% Unsure
Workforce Development	10% High Priority	24% Medium Priority	31% Low Priority	31% Not a Priority	3% Unsure
Natural Resource Preservation/Preservation of Rural Character	83% High Priority	12% Medium Priority	4% Low Priority	1% Not a Priority	- Unsure
Affordable and/or Workforce Housing	27% High Priority	22% Medium Priority	22% Low Priority	30% Not a Priority	- Unsure
Transportation/Infrastructure Improvements	23% High Priority	39% Medium Priority	23% Low Priority	15% Not a Priority	- Unsure

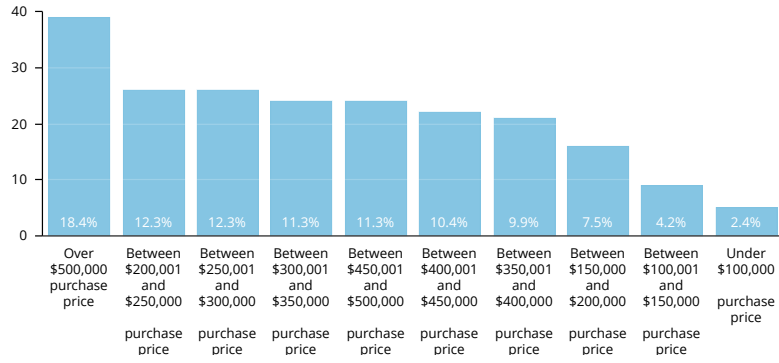
234 respondents

Indicate your level of agreement with the following statements about Rye:

	<b>Strongly Agree</b>	<b>Agree</b>	<b>Neutral</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>N/A</b>	<b>I do not know</b>
Rye provides affordable home purchase choices.	1% Strongly Agree	6% Agree	18% Neutral	31% Disagree	42% Strongly Disagree	1% N/A	1% I do not know
Rye provides housing choices that attract works of all ages.	2% Strongly Agree	10% Agree	15% Neutral	35% Disagree	35% Strongly Disagree	1% N/A	2% I do not know
Rye provides adequate housing options for aging seniors.	3% Strongly Agree	17% Agree	27% Neutral	26% Disagree	20% Strongly Disagree	- N/A	5% I do not know
Rye has adequate rental options.	3% Strongly Agree	11% Agree	22% Neutral	27% Disagree	24% Strongly Disagree	1% N/A	12% I do not know
Rye provides adequate housing choices near jobs and transit access.	5% Strongly Agree	21% Agree	18% Neutral	26% Disagree	21% Strongly Disagree	5% N/A	5% I do not know

233 respondents

In New Hampshire law, municipalities are required to allow for "reasonable and realistic" opportunities for the development of "workforce housing". How much can a home cost to qualify as "workforce housing" in the Rye area?



What do you see as the primary factors impacting housing availability and affordability in Rye?

---

Location, desirability and the influx of out of state purchasers that come from states where housing cost are higher than Rye. In addition, the purchasing of second homes/seasonal use properties. Post Covid remote worker.

3 days ago

Cost of property in Rye driven by outsiders buying second homes here.

3 days ago

I'm sure if I was hungry for the money, I'd find some how land available. But I don't see it particularly affordable.

4 days ago

Not affordable for regular families. As for availability there are too many no n fever ty

4 days ago

very limited diversity in cost of housing

4 days ago

All homes in the Seacoast are expensive, and our low taxes keep prices high

5 days ago

People from out of state moving in, highly desirable location, best place in country to live

5 days ago

Being one of the few ocean front communities in New Hampshire

5 days ago

The geographical constraints of a town that is two thirds wetlands and the reality that rye is an extremely attractive Oceanside town with good schools and low taxes

5 days ago

These statements above in the law : "shall not be prohibited or discouraged" and "zoning cannot be used prevent "outsiders of any disadvantaged social or economic group" from moving there," cannot be used in a way to lower a Town's housing market rate/property value either. I would say we do not discourage, but rather insist that if someone really wants to live here, they may have to commute to Boston (like I did for years) for a higher paying job. Service workers (landscapers, wait staff etc) in Hilton Head are all bussed in for the day to work and leave at the end of the day to go to where they afford their housing. People adapt. I didn't like bussing to Boston for years at all myself, but I did.

5 days ago

Location. Rye is a beautiful town by the ocean, so like Key West or Cape Cod, things are not as affordable. It's beautiful because the people who own here are well off enough to keep up their properties because they've worked hard most likely. People who would like to come here will likely have to commute to high paying jobs. That is what I did to afford to live anywhere by the water.

5 days ago

Concern about changing the safety of our community

6 days ago

The Seacoast is a desirable place to live. So housing prices have been driven up by people moving here

7 days ago

Price of land

7 days ago

No supply huge demand

7 days ago

Land availability

7 days ago

Too many people moving into Rye buying second homes and/or rebuilding large high priced homes Home are constantly being torn down and rebuilt.

7 days ago

Out of towners buying second homes.

7 days ago

We are a high value popular beachside community and have always commanded higher prices in our housing. It's one of the factors that makes Rye an exclusive and desirable place to live. I do not think Rye is well positioned to have the conversation about affordable housing any more than, for example, Stoddard is positioned to become a high priced resort town.

8 days ago

Limiter water resources. No infrastructure  
To support more people

8 days ago

Greed

8 days ago

Rye is a beautiful place with many homes that have large lots. The location near the coast and proximity to Portsmouth and the commuting opportunity to Boston just naturally command high real estate values.

9 days ago

Greed! Elitism. NIMBY.

9 days ago

Too expensive for local young families

9 days ago

Price

11 days ago

The lack of available land. We absolutely need to protect our wetlands and other natural resources, but we can think about other zoning options for places where we can build.

16 days ago

Its a wealthy neighborhood

17 days ago

Covid and remote work drove a demand that resulted in low inventory and high prices. Not all towns need to offer affordable housing

17 days ago

Cost of land and construction. Limitations to allowing a broader range of ADU's and the building of new multi-family units and condos.

17 days ago

The town should have a limited amount of area on which to build homes, leaving the rural nature and natural habitat for our diverse animal/bird population to survive. Any time you have a limited product the availability is impacted and the affordability is as well. This is not necessarily a bad thing.

18 days ago

High demand to live in Rye

18 days ago

Cost of the land and the recent years buyers paying above the asking price by millions of dollars

19 days ago

1. Economics- high demand v low availability.
2. Lack of creation of low income and worker housing.
3. Our zoning requires large lot sizes and limits dwelling units on a parcel.

20 days ago

our location

20 days ago

Rye has become a very desirable place to live. Unfortunately, it is not a town for renters, or lower-income workers nor can it offer a large number of starter homes. Not every town can be all things to all people.

20 days ago

It is a beautiful town with beach access. I don't think we will have affordable housing here. Nor should we have to. NH does not have affordable housing in general, but certainly not in a town with beach access.

20 days ago

Cost of land and its availability. No strong incentives or disincentives to build anything other than expensive homes and condos. Town should provide land at little or no cost to very carefully selected developers who will build quality affordable and workforce housing

20 days ago

more demand than supply, cost to build, overcoming bureaucracy,

21 days ago

Creative/innovative development and use of existing structures.

22 days ago

"Not in my back yard" attitude.

22 days ago

There is a need to create housing options that are affordable weather that is from new compact developments or use of existing structures.

22 days ago

Some Homes are large with few bedrooms and huge pieces of property. The small ones are overpriced and need loads of work. However Rye is a seaside town and a wonderful community so it makes sense that you will pay more.

22 days ago

We live in a seaside community. It is very coveted and therefore will continue to be an expensive place to live.

22 days ago

The escalation of average sale price, profit for developers and land availability

23 days ago

The escalation of land costs, profits for developers and available land

23 days ago

It's just an expensive town because it's close to the ocean and a lovely small town. But people come and go, that's just the way it is.

24 days ago

I think the town has so much wetlands, that this reduces the lack of proper land sites to develop affordable housing combined with a concern for continued availability for safe and clean water and lack of a municipal sewer system

24 days ago

Scarcity

24 days ago

Lack of inventory

24 days ago

Desirability of Rye, Land scarcity, local zoning laws w/ emphasis on large lots, number of second homes/vacation home, accessory dwelling limits,

24 days ago

Supply and demand, interest rates, demographics and (professional) job opportunities

24 days ago

The prices of homes and land.

24 days ago

seacoast location is valuable

24 days ago

Rye's priority needs to be preserving and protecting our natural resources, beaches, watershed, ecosystems (salt marsh) to prevent adverse impact from climate change (the water cycle), prevent any more development at all costs...therefore this question has minimal importance. The massive estates that were allowed to be built just recently along the watershed on Harbor Road/Route 1A are part of the problem not the solution.

24 days ago

Lack of sewer to properties that have multifamily potential. Smaller homes on 5,000 sf lots being upgraded to twice the size.

27 days ago

The market is tight all over this country. Rye is a small town and turnover is lower. However there are lots of winter rentals available. Limited homes makes the area highly desirable. That keeps the home values intact as well, which every home owner appreciates. There is plenty of affordable house near and around Rye.

27 days ago

None, although our purchase price is higher our taxes are lower which I feel make our affordability equal to the surrounding towns

27 days ago

Price of real estate

one month ago

Current median price of home sold in rye is \$1.3mm, this is 3x the avg home value of \$440K in all of NH. Rye is known as an expensive, exclusive town and this has been the town's reputation for generations. Why would anyone pay \$23million for a home in Rye if they were not expecting to be surrounded by equally wealthy neighbors and very appealing attributes. This is the reality of Rye's profile attraction plus the semi-rural character, etc

one month ago

None

one month ago

Low inventory

one month ago

It is an attractive town because it is by the ocean, it is safe and it is small. It is no longer affordable for most because the very wealthy have driven prices up.

one month ago

High land costs are a factor.

one month ago

It is home, and living near the ocean is expensive.

one month ago

Affordable housing needs to be integrated into developments. However, putting all the burden on the developer will prevent the development of mixed affordability housing.

one month ago

Low inventory, beach front property values

one month ago

Zoning too strict in areas already with small lots

one month ago

Land is expensive to develop. Builders make more money off of larger homes vs ranch/cape sizes.

one month ago

Lack of available building lots.

one month ago

water

one month ago

Supply and demand. It's a nice place. People want to live here. The supply is limited. The demand is high.

one month ago

The willingness of certain people to pay very high prices for housing therefore not leaving any reasonable housing for middle income people

one month ago

70% of Rye is wet, leaving little options for development.

Zoning restricts development.

Costs restrict affordable development.

one month ago

The high price of homes as well as homes that are "more affordable" being bought quickly and torn down to build bigger, more expensive homes.

one month ago

Much is market driven and the limited shoreline. It is hard to work around high demand for a limited resource.

one month ago

The home prices are highly inflated compared to other towns. The RCC makes it almost impossible to be able to do any work on your home unless you have the money for lawyers, soil scientists, wetland scientists and their precious wetland plants.

one month ago

Demand. Everyone wants to live in a beautiful safe and peaceful area.

one month ago

Loans were inexpensive for too long and Rye is a very nice area that has been discovered. It's relatively close to Boston and there's no income tax. More importantly wages for locals haven't kept up with the home value increases so they are basically being displaced.

one month ago

Very high land and housing values. Lack of buildable land.

one month ago

There is not much land and there is no inventory.

one month ago

The general economy and supply vs. demand drive up the prices of houses in the seacoast area.

one month ago

Real Estate costs - to be frank, Rye is town that most people cannot afford. Nothing with change that.

one month ago

high prices, unreachable for most

one month ago

pricing is way to high for housing in Rye unless one is in a very high tax bracket

one month ago

House prices are off the charts and limited inventory that is affordable

one month ago

Low density zoning

one month ago

Limited land available to develop, high cost of property, strong desire by current residents to keep it rural

one month ago

The large increase in property values over the past five years impacts the affordability of housing in Rye.

one month ago

One of the reasons we chose Rye is its location: close to the ocean, Portsmouth, Boston, etc., good schools, yet rural enough to feel like you are not in a big city. The town also seems to be well run with relatively (compared to other towns in NH) low tax rate. All this makes for a desirable location which implies higher home prices.

one month ago

Availability of affordable year around rentals housing. Rye has one option - Rye Airfield Dr with a waiting list plus you have to be at least 62 years old. I am not looking to have my rent subsidized. I do not want that. I want to be able to live and thrive in my community and to afford to pay my way. But landlords are taking advantage by driving up market value because of the scarcity of rentals. So in short, primary factors impacting housing availability in Rye is the lack of quality affordable rentals.

one month ago

Financial resources

one month ago

Infrastructure, e.g. Schools & resources, e.g. water

one month ago

market forces. a very desirable place to live, and people in mid to later stages of life typically have more dollars to spend.

one month ago



The state should re-evaluate its priorities to force lower cost housing that is well below median housing price in our town.

one month ago

Minimum lot size requirements

one month ago

Minimum acreage requirements. Partnerships with developers that seek to maximize profit over other goals.

one month ago

It is a beautiful town with unique natural resources. These natural resources make property valuable and expensive. In order to protect those natural resource, fewer houses should be built to keep the integrity of the area. That comes at a cost. There are ample opportunities for people to visit but the reality is, not everyone can afford to live in and be a respectful steward of such places.

one month ago

most upland areas have already been built on.

one month ago

Not enough supply

one month ago

Land availability

one month ago

Lack of lower rental properties,

one month ago

Rye is desirable. Desirability leads to higher home values. To live here you have to prioritize the housing portion of your budget and decrease the amount you spend on other items - vacations, cars, restaurant meals, gym memberships etc.

one month ago

Location, space

one month ago

Too many people moving here from other places and building McMansions on small spaces with no regard for their neighbors or the character of a neighborhood. Further, some individuals are raising the prices by way overbidding others.

one month ago

List price, final purchase price

one month ago

It is an extremely desirable town. Borders the ocean; close enough to highways and bus transportation; close enough for shopping choices; small, rural, and most importantly, relatively safe.

one month ago

not much area left to build on

one month ago

Zoning laws. Greed.

one month ago

There just aren't housing choices available. Greed.

one month ago

Lack of developable land and existing houses sell at very high prices.

one month ago

Many homes here are vacation homes & short term rentals. Having a good school system & being located close to the ocean, private schools, Portsmouth, an airport, vacation destinations, I95 & commutable to Boston are also factors that make Rye an attractive place to live.

one month ago

Lot size, home price, zoning restrictions

one month ago

Development without a required allocation for 25% work force. 25% for middle income and rest to be market based

one month ago

We keep allowing Mc Mansions to be built. The more money you have, the more you can bend the rules. Ex: all the building that's been allowed on ledge in the watershed areas.

one month ago

Rye is a sought after community with a beautiful landscape, one that attracts people from all over the world. It's no surprise that so many people have an interest in living here. In addition to the town close proximity to Boston, major transit, the white mountains, etc the housing market is very competitive and prices are at a premium.

one month ago

land cost

one month ago

Lane cost

one month ago

Proximity to ocean makes property desirable and therefore drives up price- can't change that and would not want to. Need more smaller homes and/or condo options for workforce income, young persons and seniors. Greater density in certain locations is appropriate.

one month ago

Lack of diversity. Rye is a town that feels out of touch with other communities. It's full of wealth because home prices are driven up and only available to a certain bracket.

one month ago

Availability: wetlands, drinking water and sewer constraints, Large lot sizes.  
Affordability: high land values and incomes

one month ago

demand driven by people from other places wanting to live in Rye because it is a great place - which then causes influx and inventory shortage

one month ago

Lack of affordable real estate prices.

one month ago

The skyrocketing prices over the past few years have made it difficult for the average person to afford purchasing a home in Rye. We sold a home 15 years ago for \$410,000. That same house recently sold for around 2 million!

one month ago

Developers are using "workforce housing" as a loophole to develop larger areas but the housing is not at all affordable. We also need to preserve our aquifer areas and open space to maintain our clean water. It's a balancing act and the developers are winning.

one month ago

The price of land.

one month ago

Lack of supply due to zoning restrictions. Local regulations and building code restrictions (setbacks, impervious surface requirements) favor homes that are on huge plots. Only the very wealthy can afford homes on huge plots in Rye. So your average rye resident can't afford to build onto their modest home and choose to move to other towns where they can more easily afford a home or not jump through so many hoops to add and addition.

one month ago

Lack of buildable land

one month ago

---

 What are the greatest constraints to Rye achieving its housing goals?
 

---

What are Rye's housing goals and who set them?

3 days ago

- 1) NIMBY
- 2) Availability of buildable land that is large enough to be put to use as affordable housing

3 days ago

Location

4 days ago

public understanding & lack of leadership with re: to the need for housing opportunities for diverse economic backgrounds

4 days ago

Land area

5 days ago

Affordability

5 days ago

Overly aggressive goals driven by developers and real estate professionals encouraged by state entities along with the physical constraints of finding buildable land in rye

5 days ago

Do we really have to achieve? What is the timing for this? Most comments I've read say people are happy with the way Rye keeps its rural charm. Also I totally agree with many that the water issues have to be fixed, and sewer brought in before we put more housing up. Doing things in a hurry to just achieve is never going to work.

5 days ago

Changing the culture in the town and the safety of our community

6 days ago

Not sure what Rye's housing goals are. Housing costs are high in Rye because of its location. This makes it hard for young families to move here. We have been here a long time ( Rye native) so were able to start here

7 days ago

Cost.

7 days ago

Water quality, wetlands, schools

7 days ago

Allowing all the rebuilds making values go up so no one can afford as well as allowing more developments that no one can afford who is working as mentioned before in industries we need firefighters, police, nurses etc

7 days ago

Lack of available land, the high real estate prices that exist here and the willingness of developers to create lesser priced housing. Again, we are an expensive and desirable destination town, not an affordable housing outlet.

8 days ago

I do not know what Rye's housing goals are, thus cannot speak to this.

8 days ago

Fear of destroying quint essential small New England feel. Traffic. School costs.

9 days ago

Land cost

11 days ago

wetlands and preservation

14 days ago

The first constraint is that we don't have clear housing goals! Without that, as documented in an updated Master Plan, we can't do anything else. We are also limited by our clean water supply.

16 days ago

no need for low income workers

17 days ago

Availability

17 days ago

Lack of water.

17 days ago

What are Rye's housing goals???

18 days ago

Rye is adequately developed.

18 days ago

Free market forces, profit motive, lack of creativity.

19 days ago

property values

20 days ago

I am not clear on what RYE's housing goals are,

20 days ago

Nobody really wants affordable housing in this town. It is a historic town with a lot of people with wealth wanting to live here. The housing market in general is not going to allow for affordable housing in Rye. It is a desirable location to live in.

20 days ago

Cost of land and its availability. No strong incentives or disincentives to build anything other than expensive homes and condos. Town should provide land at little or no cost to very carefully selected developers who will build quality affordable and workforce housing

20 days ago

it's extremely high demand. This area should not look to add a ton of housing because what makes it so in demand is the mix of rural feel + access to Portsmouth + proximity to the ocean. Adding housing for the sake of adding housing doesn't make sense here. Existing buildings should be easily improved with clear cut ways to move forward. That's the real opportunity in Rye

21 days ago

Not sure? Economy? New Homes are built for the elite?

22 days ago

Town officials

22 days ago

Lack of a municipal sewer system

24 days ago

see above

24 days ago

Greed. Unconstrained Developers

24 days ago

Availability of land, lot size requirements

24 days ago

Amount of wetlands

24 days ago

It isn't clear to me what Rye's housing goals are so I can't answer that question.

24 days ago

Lack of land and prices.

24 days ago

Which housing goals? Allowing the market to operate unconstrained and letting independent home buyers purchase what they want based upon their means is the only thing that makes sense. Developers will build housing for sale based upon demand and their expectations of making a profit. Current opportunities to build are slim given the limited land for development and the very high cost of that land.

24 days ago

expensive real estate

24 days ago

The question should be rather, "what can be done to PREVENT any further development in Rye as our natural resources and Rye's rural character are being compromised?"

24 days ago

Lack of sewer to properties that have multifamily potential. Smaller homes on 5,000 sf lots being upgraded to twice the size.

27 days ago

Over developing. The strain on the public systems and infrastructure.

27 days ago

We feel Rye is fine, so no change, therefore no constraints

27 days ago

Please tell us what the housing goals are - something that has not been defined to our knowledge. Can't answer this question if we do not know the goals. Rye does not promote nor honestly want commercial development, so why is housing for workers promoted as an issue?

one month ago

None

one month ago

Keeping the rural feel and open spaces that make it a desirable place to live

one month ago

I don't know what Rye's housing goals are.

one month ago

People who don't own or rent homes in Rye want to be able to rent or own homes in Rye at prices similar to lower-cost communities in the area. People who own or rent homes in Rye do not want to see their property values threatened by more high-density development.

one month ago

Natural resources, such as water.

one month ago

Cost of construction!

one month ago

Old wealthy people with NIMBY attitudes

one month ago

Zone gy

one month ago

No one wants to build less expensive/smaller homes/units.

one month ago

Lack of sewer system. Lack of water treatment.

one month ago

what are the goals? section 8 housing?

one month ago

First tell me what the housing goals are

one month ago

lack of buildable land

one month ago

The price of homes.

one month ago

See above.

one month ago

Disagreement on the housing goals. The goals are not well defined and publicized

one month ago

Hmm, what are the goals? My goal is to not have only wealthy people with huge houses. To let middle class own homes. To ensure availability of some workforce housing. I liked the housing partnership building next to the library; I felt rye was welcoming "others".

one month ago

Please just focus on fixing the roads

one month ago

The time and planning needed to thoughtfully plan and design well developed, beautiful housing that could accommodate workforce housing.

one month ago

The Atlantic Ocean. Proximity to Boston. No income tax in NH. Available land.

one month ago

There is a lack of homes on the market.

one month ago

Our town is too expensive and we have environmental concerns to be aware of.

one month ago

Lacking resident support

one month ago

The master plan

one month ago

Without sewers and a waste-water treatment facility, we will be constrained by our significant percentage of hydric soils (there isn't much buildable land). What exists is very expensive - the town assessment for an average lot is \$437,000.

one month ago

Water and sewer

one month ago

Amount of available land within Rye.

one month ago

(1) Lack of public transportation. (2) An interest by current residents to ensure home prices remain competitive since homes can be a family's most valuable asset. Again, this does not mean no development, just that new development should be in-character with existing homes so values are not impacted negatively

one month ago

NH as been in an affordable housing crisis for so many years. I believe the constraints will be clashing agendas. There's the potential for a lot of money to be made for companies that come in and build "affordable housing" using the incentive to use part of that land to build "market value housing." This is wrong! Please do not do this again. This is what Rye allowed on the Rye Airfield Dr. Now you have condos starting at \$800,000 with a few low income housing units off to the side with a year long waiting list.

one month ago

Financial resources

one month ago

not sure what Rye's stated housing goals are... as a lifelong resident, i never expected property values to be as high as they are right now. how does rye begin to slow the increase?

one month ago

Bowing to political pressures that are tied to state funds to provide lower cost housing.

one month ago

Lack of developable land and continued development of giant houses on huge parcels

one month ago

Prioritization of large homes / partnerships with profit-driven developers. Minimum acreage requirements for new homes. Need to balance housing goals with desire to prepare for climate change / preserve key land for water quality and other climate change mitigation efforts (I think though I am not an ecological expert).

one month ago

Landowners are not interested in devaluing their property.

one month ago

lack of enough water, price, and extensive wetlands

one month ago

I think rental units (in-law units, garage apartments etc) that are not attached to the main home should be allowed

one month ago

Not much available land to build on. Much of the town is developed in a low-density way. There may be some zoning regulations that restrict higher-density, more affordable development.

one month ago

Perhaps lack of developable land in areas where existing residents prefer affordable housing to be located

one month ago

What are our housing goals?  
I am not aware of the rye housing "goals"

one month ago

Proper planning

one month ago

Unclear vision of housing goals. What are they? Who set them?

one month ago

Space

one month ago

The constraints are the result of greedy developers! Instead of expensive condos being built all along Route 1, affordable housing could have been considered.

one month ago

New developments are not realistically priced

one month ago

Rye should maintain its current character and forget about over-developing.

one month ago

Greed? I'm not sure how the zoning laws impact what has been built lately, but apartments or units that are more affordable should be considered.

one month ago

High prices.

one month ago

Market forces, zoning restrictions

one month ago

Lack of long term plan to develop balanced community

one month ago

Not enforcing the codes evenly, allowing people with money to do as they please.

one month ago

Financial support for major housing projects.

one month ago

NIMBY but this can be involving enough is the town

one month ago

lack of sewer

one month ago

Restrictions on multifamily homes, multi-unit developments, density.

one month ago

Land, and unwillingness by the town to create affordable housing to maintain the "Rye charm"

one month ago

Attitude of current residents not wanting development, wetland, drinking water and sewer limitations.

one month ago

Town of Rye seems to feel the town should be continually developed rather than leaving it in its current rural state.

one month ago

Zoning restraints and developers building only enormous homes to reap maximum profits.

one month ago

Sewer and water

one month ago

elite not wanting workers housing

one month ago

Our wetlands, our open space and greedy developers.

one month ago

Zoning

one month ago

NIMBYs who want Rye to remain "rural".

one month ago

Lack of land

one month ago

---



Are there land use or zoning constraints on housing developments in Rye? If so, please describe.

---

Yes, Zoning Ordinances.

3 days ago

Constraints would be determined by the location of the site; 1) if it had access to road, 2) The sewage system required for the number of residence, 3) the water availability for the number of residence, 4) the proximity to wetlands (hopefully).

UNLESS, the housing development is in "General Residence District" - which is the only one I can think it would be - then it looks like there can only be one principle building on each lot.

3 days ago

There was constraints. Lot size 1 1/2 acres, 20 feet clearance on all sides.

4 days ago

not sure but think there should be variances for affordable & workforce housing as there r often variances for private developers

4 days ago

Not sure

5 days ago

Yes, zoning regulations and expansive wetland areas.

5 days ago

Is this a test? of course there is- they are called Land Development Regulations by the Planning Board and Zoning Ordinances by the ZBA. The problem comes down to what the PB allows and the ZBA enforces. Examples: the PB allowed a development with almost 100 conditions of approval and the ZBA allowed a detached ADU in violation of zoning ordinances.

5 days ago

There are, but anyone can look this up on the Town website.

5 days ago

Yes, conservation committee restricts development

6 days ago

Not sure what they are now. Large lot sizes are required

7 days ago

Yes to maintain the integrity of the community we all love.

7 days ago

I'm sure there are, Rye has more restrictions than many surrounding towns. That's designed to protect the community flavor that we have here.

8 days ago

I believe that there is, yet to my limited understanding, I see people building larger homes on established lots and at the same time not be able to replace a shed that was previously on the property.

8 days ago

I don't know.

9 days ago

Wet land issues

11 days ago

We should think about reducing lot-size requirements in certain portions of town.

16 days ago

yes, keep the rural feel of the community

17 days ago

Yes but more are being pushed through, impacting natural resources and quality of life for existing residents

17 days ago

Limited areas which allow for condos and multifamilies. Restrictive requirements related to they types of ADU's allowed

17 days ago

Yes the current zoning constraints are appropriate to preserve the town's character.

18 days ago

In the single residence district the 200' frontage on a public road restricts access to back lands

19 days ago

Putting one house with large minimum square footage on a large lot is very constraining.

19 days ago

probably

20 days ago

Yes there are. To protect the salt marshes and wetlands and the beauty of the town.

20 days ago

Focus on single family housing on overly large lots. Lack of incentives or disincentives to do anything else. NIMBY ism Increase density of housing and increase open space associated with new developments. Poor planning for infrastructure to support development Rte 1, Parsons Creek, etc...

20 days ago

there are many

21 days ago

Yes and I don't know specifics and I think some of the constraints are fine. I'm watching huge homes go up near marshlands so money must talk.

22 days ago

Not sure of all of the zoning constraints

24 days ago

Some, but not based on a working master plan. Not enforceable.

24 days ago

Possibly allowing for more density in certain zones

24 days ago

The RCC is creating a police state that you must follow their rules or else. They seem to think they have more power than NHDES.

24 days ago

Lot size requirements, limits on accessory units, multi unit zoning rules

24 days ago

No. The land use and zoning regulations are there to ensure housing is done correctly to benefit goals of the Town.

24 days ago

Yes, 1.5 acre zoning is one constraint. Another is the need to examine the available land for development.

24 days ago

don't know

24 days ago

Yes, but there should be MORE constraints as strict as possible to prevent any further development which is adversely affecting our natural resources, Rye's rural character.

24 days ago

Lack of sewer to properties that have multifamily potential. Smaller homes on 5,000 sf lots being upgraded to twice the size.

27 days ago

No

27 days ago

NOT ENOUGH

one month ago

Wetland

one month ago

I believe there are setbacks between houses and specific zoning for businesses

one month ago

I don't know.

one month ago

Yes, larger parcels of land which are broken into smaller parcels must go through town approval

one month ago

Must be but I don't know specifics

one month ago

Not sure. But whatever the building codes for minimal building lot size, it should remain so as to keep the feel of Rye. At the same time, reduce variances for lot size or building on marshes

one month ago

Yes, extensive wetlands regulations and constraints.

one month ago

currently not enough

one month ago

should be

one month ago

yes. per the ordinance.

one month ago

The building and zoning requirements are becoming excessive, particularly with respect to rental properties. Though I support restrictions to limit over development and require minimum acreage, the restrictions applicable to rentals are onerous and contribute significantly to the lack of rentals. Many residents simply do not want renters. It is likely that there are sufficient rental opportunities but property owners are restricted or no longer want to red due to the cost associated with town compliance and associated legal challenges from neighbors. When rentals were less restrictive, demographics of the town were different and more well rounded. The rentals provided affordable housing options and created a welcomed balance among residents.

one month ago

Yes. Just review the town board minutes and agendas. IE. ZBA Planning Conservation are the three that comes to mind.

one month ago

Not sure. I don't think we need a minimum lot size of 1 acre.

one month ago

Please fix the roads

one month ago

The town is very difficult to deal with on building new homes.

one month ago

I don't know

one month ago

Wetlands and zoning of buildings that are no longer valid for current day needs

one month ago

Nobody wants higher density zoning.

one month ago

Yes. We have overlay districts on wellhead areas and wetlands.

one month ago

I do not know, but with all the wetlands in Rye, I should think there would be.

one month ago

Not sure

one month ago

yes- too many constraints. the conservation committee- the heritage committee, the various zoning/BOA hurdles... we should be able to build what we want on our property (with health and safety oversight), but not with architectural oversight

one month ago

We need more constraints in place to prevent too much development to preserve the town's culture

one month ago

Yes, minimum lot sizes

one month ago

Minimum acreage requirement. Not sure about zoning constraints on rental properties or affordable/workforce housing.

one month ago

yes.

one month ago

Wetlands, nature conservation, as there should be

one month ago

I am not familiar enough with the zoning regulations to comment.

one month ago

Yes. Residential/multi-family zoning; wetlands buffers; access to town water; septic

one month ago

Apparently not since that development went in on Washington Road

one month ago

We need to respect and care for the wetlands. No development should happen that negatively impacts our wetlands. We need to have water to support any new housing. Housing comes after the town is ready to support it.

one month ago

We need to pay attention to the zoning rules that exist. As mentioned above, there are far too many variances granted. We are in grave danger of losing our semi-rural character and adding to the contamination of water supplies and pollution of streams that flow into the ocean.

one month ago

Uncertain

one month ago

I'm sure there are.

one month ago

Yes, minimum lot size is too large. Free standing Accessory dwelling units are not allowed.

one month ago

Not enough

one month ago

I do not believe so.

one month ago

I think ADUs can be unattached but i don't believe we allow this

one month ago

Wetland buffers, which are reasonable. Large lot sizes.

one month ago

There don't seem to be many constraints on developments, but the building department is out of control in regards to requiring permits for everything, and making many unreasonable demands for simple projects, like driveways and swingsets...

one month ago

I know that there are many restrictions on cluster homes, but I don't know the particular details.

one month ago

Wetland preservation.

one month ago

Every new house must be on an acre+ plot. No more than 15% of the plot can be impervious surface. Strict regulations around wetlands, which Rye has a lot of.

one month ago

Yes there are. Set backs, environmental constraints.

one month ago

---

What has been Rye's experience with housing development proposals? How have you felt about recent housing development projects in Rye?

---

Significant density in one area of Town and not distributed throughout.

3 days ago

I do not like the condo developments that were recently built on route 1

4 days ago

I think the developments look great I'm just concerned the schools will be bursting at the seams.

5 days ago

N/a too new to town

5 days ago

Too Expensive.

5 days ago

They are so complicated that there are numerous conditions of approval, reflecting how much relief is required to actually develop these properties. The real problem is that there is no established tracking system ( as stated by the Building Inspector) to ensure that these conditions are implemented. Without tracking and enforcement we cannot " close-the-loop" to judge the effectiveness of our efforts. I think the RT 1 location is appropriate for housing developments but the developers will shift their focus back to the rest of town when that area is built out

5 days ago

I personally do not want to see anymore "developments". I think it takes away from the individual character a single house has. Also like many have said, water is an issue here. It's the first time we've ever had to put a filter put on our drinking water. I've read in the Town newsletters that it will overwhelm the Rye Water District to allow for these developments.

5 days ago

Such strict requirements

6 days ago

I think all the houses being built in Rye are huge. No small starter homes are being built

7 days ago

Too many new houses.

7 days ago

Condos are expensive,violate codes and only benefit the developers.

7 days ago

Too many catering to high income

7 days ago

No information

8 days ago

Negative opinion on housing projects

8 days ago

Eliminating the Pasonage as work house housing and how it was managed was abhorrent. I think there should be no more new developments.

8 days ago

Done in accordance with local ordinances

11 days ago

I've only recently been involved as the new developments impacts water supply.

16 days ago

keep them on route 1

17 days ago

Condos and developments on route 1 do not fit the character of Rye

17 days ago

REcently there have been 3 new condo development which include workforce housing units. These are the first newly built condos in years and have not changed the character of the town, while expanding supply of housing in town. I am encouraged by the allowance of ADU's but would like to explore expanding the types of ADU's allowed.

17 days ago

I feel that the town is allowing too many condo/apartment style developments in Rye. Our resources are insufficient to support these. Sorry, but we are a small town. Building these is putting a strain on everything - water, roads damaged by construction trucks, increased traffic, noise, more trash to deal with at the recycling center, emergency response needs, more postal delivery needed, increase in goods delivery from online purchases (Amazon and Fed Ex are everywhere now), more landscape / mowers for those who hire professionals.

18 days ago

There are too many development proposals but there has been effective resistance to them.

18 days ago

There have been 3 applications for work force housing projects. The first is homes and under construction but the police chief viewed them as low income and was against it. The next was townhouse style and the police chief bought in that. Last year approved another development townhouse style. The only problem is the percentage to for market versus workforce is low. These developments should be 50% work force

19 days ago

They make me angry. Developers have deep pockets and tend to get approved to build very large, expensive homes.

19 days ago

not affordable

20 days ago

I don't want any more houses or multi family housing in Rye

20 days ago

To many variances granted for single family homes. Maximizing space and profit is not a right if the proposal is in violation of the ordinance. Lack of architectural and landscaping requirements for larger developments

20 days ago

I understand it's cumbersome and difficult

21 days ago

Only for the wealthy

22 days ago

I think Rye is being over built with larger homes pricing out lower home development

24 days ago

They are running amok. Always able to sue.

24 days ago

The condos on the corner of Washington and Rte 1 turned out nice.

24 days ago

It seems that an Architectural review board could bring more value to the development properties as well as strengthen the acceptance within the community

24 days ago

I think the Town has done a very good job managing housing development growth.

24 days ago

Rye has mismanaged housing development and it has cost taxpayers. The development on South Road is a prime example where the developer was awarded hundreds of thousands of taxpayer dollars because the town mismanaged the project and reneged on agreements. Property holders have rights and contracts are enforceable under the law.

24 days ago

no comment

24 days ago

DISAPPOINTMENT, honestly about the recent housing development projects in Rye. Seriously in close proximity to the 3 unlined landfills including Superfund Coakley with toxic, carcinogenic contaminants. Not sure who allowed those developments to pass. We need to preserve Rye's natural resources utmost priority and its rural character as stated in the Masterplan.

24 days ago

Lack of sewer to properties that have multifamily potential. Smaller homes on 5,000 sf lots being upgraded to twice the siz

27 days ago

I do not wish for Rye to keep building condo's or over developing the land.

27 days ago

Not inform about recent proposals.

Recent developments have been fine. Condos at the end of Washington Rd are a good fit because of location. However the town needs to be careful of the growth and the needs for larger schools, police, fire, etc

27 days ago

From our previous detailed responses, I believe you will see that our perspective that recent housing developments have been approved at the great expense of neighbors, the community in general, land and wetlands management, water quality, environmental destruction, all for the benefit of parties with vested economic interests, some of whom should have been made to recuse themselves. I would not give your approach to Rye development a high grade.

one month ago

Ok

one month ago

Too many condos/townhouses

one month ago

Most residents don't want to see condos

one month ago

I have limited experience. However, I'm not sure why someone would want a townhome such as the ones recently built on Rte 1 & Washington at the prices asked when they could find similar housing for cheaper prices in quieter locations in other neighboring towns.

one month ago

I don't feel enough attention is paid to environmental concerns such as availability of water and quality of water.

one month ago

Not a balance of affordable housing. The state and town need to help the developers

one month ago

I support them but I feel like they get squashed in zoning

one month ago

If projects bad for rye. Smaller lots and in law apartments better

one month ago

Over developed. Too many units in a small space. The development in the old Rand Lumber property is terrible. Jammed in there and looks ugly.

one month ago

Recent multi-family developments are completely out of control with poor planning and inadequate sewer and water studies to build really large and expensive condominiums. The developers have had their way with Rye at the expense of the residents and nobody was adequately overseeing this process!

one month ago

way too many condos, housing developments

one month ago

Until we can support the housing that we've got with infrastructure and water and so forth there should be no more development

one month ago

the answers are case-specific.

one month ago



I'm not a fan of the expensive condos/neighborhoods going up. If we are building new neighborhoods, they should be affordable or even low income.

one month ago

Putting housing developments on Route 1 by the old landfill is a very bad idea. The site is highly contaminated with industrial waste and incinerator ash from Pease Airforce Base.

one month ago

Certainly not encouraging affordability. You cannot ignore market demand for rye property.

one month ago

We are running out of water, stop future development without new water sources. Allow development with private wells only.

one month ago

The fairly recent housing development for 62yo and older was a disappointment in terms of lacking the beauty and character of Rye. Houses were built too large (larger than originally proposed and agreed upon, I believe).

one month ago

I think we need more of them.

one month ago

We are known to be a "very slow moving town" when it comes to approving home renovations or home builds and should remain that way.

one month ago

more senior housing availability would be nice

one month ago

Many in the town are against affordable housing

one month ago

We have incorporated 20% WFH requirements in multi-family developments. These have been received with mixed reviews - many of which criticize the density

one month ago

I am not a home owner in NH. It is not something I have ever envisioned as possible because of the cost. So, my housing experience has always been as a renter. Being a renter in NH is a nightmare. And if you explain this to non-renters they will say "just move." Quality and affordable apartment rentals continues to be the biggest crisis in NH. There's no workforce rental proposals in Rye that I am aware of - hopefully Rye's workforce housing plan will include one and two bedroom apartments.

one month ago

There's concerns that workforces housing will devalue property values. I wish we could have a rebranding of workforce housing so that communities could see the value when it's done right. Example, Portsmouth has a building - Lister Academy, just sitting there unoccupied, and the discussion to utilize it for workforce rental housing has residence screaming. There are

one month ago

Overall town feeling that not supportive

one month ago

Allowing for too much density. Changing the character of the community.

one month ago

mostly be a profit grab by developers... how to carve up a large piece of property into the highest number of the most expensive homes. Affordable housing is not something capital markets facilitate. let the town buy a 10 acre parcel at market rates and guide the construction of affordable housing? let the voters approve the cost. (they probably wont)

one month ago

Greedy developers who don't care about preserving the true heritage of Rye

one month ago

The condos and townhomes out by Rt 1 are good. The seniors-only development at Sea Glass was a terrible idea. That would be a perfect neighborhood for families, and at the time, the price point was approachable.

one month ago

All I see are large, expensive homes being developed. We need more affordable housing for workers and young families.

one month ago

I see new houses and displaced wildlife. People don't talk much about the damage animals do to properties. Nor the damage filling in Wetlands does to the coast line.

The cookie cutter developments take away the charm of the New England Coastal tradition and devalue their neighbors. It would be nice to see a little more taste or less uniformity in developments.

one month ago

Most seem to be single-home, expensive projects not designed for multi-family or affordability

one month ago

The development on Washington Road is ridiculous. That is not the kind of welcome you want people to have when entering town

one month ago

Housing developments appear to pop up without any real communication or planning. How does the town absorb the additional residents?

one month ago

Too many houses being torn down and too much development everywhere!

one month ago

Rye gets sued and the development goes ahead anyway

one month ago

Too many developments. Development projects are not reasonably/realistically priced

one month ago

The condos that have gone up at Washington and Lafayette would not be considered affordable for working people. It seems ridiculous to lock out lower-earning workers (even teachers! or essential workers like police!) - where will these workers be able to afford to live in order to service our communities? How about those that work in retail, etc.? There are hard working people out there that deserve to live on the Seacoast - to \*serve\* the Seacoast!

one month ago

Unsure about the first question.

I do not like the amount of developments going in, the amount of condos, the senior housing developments (these are negatively impacting the school system because elderly people vote against many things that would benefit children's educations). The developments are taking away from the quaint feel & feeling of community here.

one month ago

I don't have any experience with housing development proposals. But I question why it seems so many variances are granted that conflict with zoning restrictions, e.g., the Somonas Realty condos at Wallis and Ocean are allowed to be too close to the wetlands.

one month ago

Multi unit housing projects seem to be the latest trend. Put as many units on a parcel as possible, to recoup the most profit. Although these projects have added the most units, and at a lower cost than purchasing a single family home they still remain out of reach for 99% of the town employees and workforce in the area.

one month ago

Housing developments have been well managed but it's all for expensive housing.

one month ago

All the new housing developments are geared toward a certain buyer. There is no affordable housing.

one month ago

Please forget about route one sewer. If a developer wants to build let them pay.

one month ago

Initial opposition from neighbors and residents. May eventually get approved due to reasonable and balanced Planning and Zoning Board members. NH Workforce Housing Law also helps.

one month ago

I believe that contractors have had difficulty in the past gaining approval for cluster housing. Personally, I do not like the town house style of homes that have recently been built. They are definitely not suitable for senior living.

one month ago

Rye seems to allow giant multi unit condos to keep being built. Why they feel these are beneficial to the community is a mystery to me.

one month ago

Seem random and not well thought out, with regards to impact of existing rural setting.

one month ago

The Planning Board does thorough and clean oversight. The developers have found loopholes. Perhaps make protections on openspace more strict to preserve our water and natural resources.

one month ago

All the new sfh developments have been listed at well over a million. Or they are condos or 55+. Not good for balancing out the [very unbalanced] age demographics in the town.

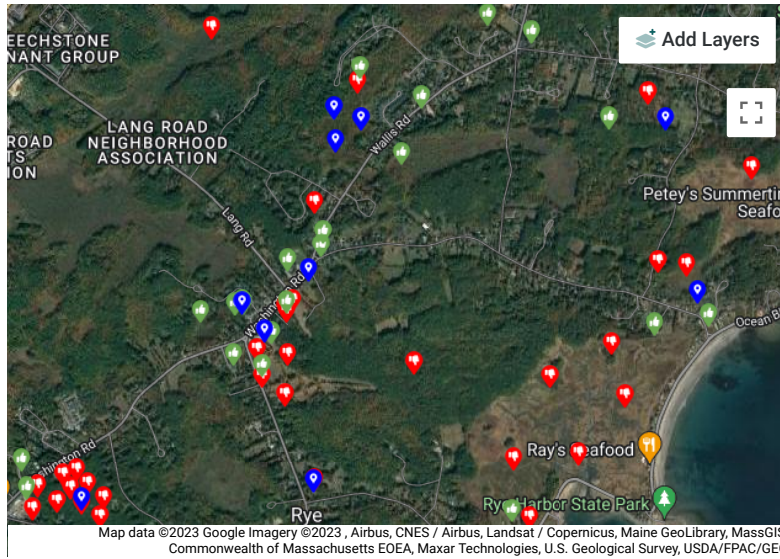
one month ago

Too big too crowded

one month ago

---

Drag pins on the map to indicate places where you would prefer new housing go, would prefer no more housing, or would support denser housing. Provide any additional thoughts.



On the deed for Map 17/Lot 65 Land Use reads "Unusable land"

17 days ago

Denser where there are no wetlands!

one month ago

PROTECT THE AQUIFER!!!

one month ago

Not able to make an informed decision on this based on land use

2 days ago

Increase housing density throughout the Town (except along the immediate coast and FHZ locations that are subject to potential future sea level rise) by enhancing accessory apartment type options. Why restrict accessory dwelling units to a portion of the primary structure? Why not allow a small stand-alone accessory dwelling unit, but prohibit short-term vacation rentals. By encouraging ADUs the property owner has a direct interest in maintaining and managing the unit. By limiting the size of the ADU, the rent would be limited and local workers (especially young people) could provide elderly care and/or caretaker support to the primary property owner. Tenants in the ADUs could find employment throughout the community. I believe that this is a superior option to subsidized apartments or houses and would maintain the character of the community.

3 days ago

Map not user friendly, was pre-loaded with pins. Would have been nice to start with a blank map that showed available land.

3 days ago

I like the rural undeveloped parts of Rye that are away from the coast. If more housing is a must, close to the shore or 1A would be my preference.

4 days ago

Single family homes only meeting existing zoning laws

5 days ago

Can't make this work- no conservation, wetlands overlays- meaningless

5 days ago

No more housing until septic is over and sewer comes in.

5 days ago

I prefer single family housing. Get the infrastructure fixed before any more units are added.

6 days ago

No area is good for new low income housing

6 days ago

This map is not a good way to look at spots for new housing. If more single family homes are desired lot size requirements must be smaller

7 days ago

Single family housing only

7 days ago

I am against any more housing, unless it is 70% work force housing and that on a limited basis. Also, Rye needs to deal with its' rainwater pooling areas by building drains and culverts before any more housing is approved. Our infrastructure (the ecoli in the water, leaking septic systems) demonstrates that we do not have the infrastructure for further building.

8 days ago

I couldn't make this map work.

9 days ago

Skip

11 days ago

Rt 1 corridor

11 days ago

I am an abutter to this property and it is very wet. No fathomable reason to build here.

13 days ago

No more housing

14 days ago

This is a stupid exercise. People don't know enough about where wetlands, wellheads, and other fragile areas are located to do this intelligently. I hope you don't take these results seriously.

16 days ago

no more

17 days ago

No additional housing unless the home can meet town criteria - 1 acre, 150ft frontage, etc...NO MORE CONDOS

17 days ago

Too many houses in the beach areas already. Leave some natural habitat for the animals and birds.

18 days ago

Leave the marsh boarders alone no more housing there.

18 days ago

I prefer no new housing.

18 days ago

No move building - unsafe for kids getting to school right now. Crazy parents don't use the bus and have to drive their kids everywhere! It's always a cluster and should be stopped!

18 days ago

Wherever there is non-wetland acreage and adequate septic we could cluster affordable housing.

19 days ago

I think love l'âne could be a place for more clustered workforce/retiree housing.

19 days ago

tons of space

21 days ago

perfect spot

21 days ago

Put more dense housing in Rye Beach so more people can enjoy the beach

23 days ago

I really do't have enough information to pin a location

24 days ago

I really don't have an answer

24 days ago

No

24 days ago

Keep rural

24 days ago

The southern end of rye is about the only part of Town with a rural feeling, and it should be kept that way.

24 days ago

Denser housing should be located along Route 1 to help preserve the rural character of Rye

24 days ago

Close to Rte 1 is better for denser living, near the wetlands and water is not.

24 days ago

here

24 days ago

No More Housing here

24 days ago

No More Housing here

24 days ago

No More Housing here

24 days ago

only in favor of single family homes.

27 days ago

Not in favor of any more condos or cluster housing. Only in favor of single family homes

27 days ago

Rte 1 offers additional opportunities for lower priced housing and future transportation alternatives

one month ago

NO MORE development to be permitted in sensitive areas until the water and septic issues are resolved. Existing homes built in areas where septic and water quality is an issue should be required to upgrade to new standards.

The cost of a building permit, variance application or any other permit that new development must provide should be increased significantly to reflect the value at risk these developments pose to the environment, to water quality, to septic functionality and to quality of life to the developments' abutting neighbors.

one month ago

No comment

one month ago

Skip

one month ago

There is limited land to be developed in Rye! Larger parcels need to be broken up. I'm not sure this can be discerned from the map.

one month ago

Get wealthy to donate land to build on.

one month ago

NOTHING else can happen with development until we get the water cleaned up and a sewer system installed. This system of only going after Parsons Creek watershed septci systems is rediculous. I'm surprised someone hasn't suded the town. And for everyone to be paying \$20,000 to install a system that individual payment could go toward a new sewer system!! It's so short sighted to keep up this septic system foolishness!! I think it's laziness to not be attacking this situation.

one month ago

The town center could handle a small community of tiny houses. It would bring it to life.

one month ago

The town should look into abandon houses like this lot on Perkins Road which actually could fit 2 more houses on it. What is the policy of valuable land sitting unused and letting houses rot.

one month ago

All along Route 1 -- we should try to do mixed used developments with retail/restaurants below, offices, and housing above, ideally with parking covered or underground to reduce foot prints

one month ago

I wish this lot could be made into a mini parking garage with housing above it -- if it didn't impact the pond

one month ago

some lots are empty and/or could be made more dense close to the beach

one month ago

wetlands

one month ago

I don't see the point of this exercise? Obviously nobody wants development in their back yard. One point: each house that is built, regardless of price, takes one more out of the backlog. Maybe the people who bought the expensive house sold an affordable house and created an opportunity for some one else.

one month ago

No more developments

one month ago

No more developments in rye water district or conservation areas.

one month ago

Cannot work in this format.

one month ago

Please focus on maintaining your existing roads and providing drinkable water to existing residents before expanding.

one month ago

None, stop, we don't have enough water and the charm of the town is diminishing

one month ago

Way too much population density in the rye beach district area.

one month ago

Preserve the wetlands

one month ago

Yes, agree with previous commenter: we can preserve the rural character of the town while incorporating apartments, smaller houses and housing with less minimum acreage!!!

one month ago

please don't frame our choices as either/or -- we can preserve the rural character of the town while incorporating apartments, smaller houses and housing with less minimum acreage

one month ago

Earlier in the survey, the goal of Natural Resource Preservation and the goal of Preservation of Rural Character were lumped together. This feels like a false conflation. The goal of preserving resources to mitigate climate change is not the same as preserving the rural character of the town. I believe the former (mitigating climate change) needs to be a consideration. The latter is not as high a priority to me.

one month ago

Would love to see smaller home options in the center of town.

one month ago

there needs to be a moratorium on new development until the water shortage is solved

one month ago

Maybe some land here closer to Portsmouth where more housing could be added. But prefer not to add to much more housing to our beautiful town of Rye.

one month ago

No more housing along 1A and along the seacoast please

one month ago

off route 1 makes sense for "dense housing"

one month ago

I am not in favor of any dense housing  
I would like to rye to maintain its rural small town charm

one month ago

Looks ok

one month ago

I am not in favor of dense housing anywhere to be honest. Rye cannot support

one month ago

Just to be sure no one thinks it's a good idea to put "dense" housing here! My lord!

one month ago

There is no room for development on Central and Washington. I am astonished this is being suggested. With traffic on Washington and Central already heavy why would anyone think it's a good idea to add dense housing?

one month ago

I am not an expert. If we care about providing affordable housing then find a space close to public transportation, which may be near the new section of the road from Lang that leads to Ocean Road.

one month ago

No new housing in order to preserve rural character

one month ago

Denser housing (apartments, condos) should be allowed in-land, close to public services along Lafayette. Cluster housing (small single family houses) should be allowed inland, preferably near public services, i.e., near Coast Bus routes, Portsmouth public water and sewer lines.

one month ago

near rt 1

one month ago

End of airfield drive, additional housing.

one month ago

This is a difficult question to answer by a drop of a pin in an inexact location.

one month ago



Denser housing in center of town would be appropriate.

one month ago

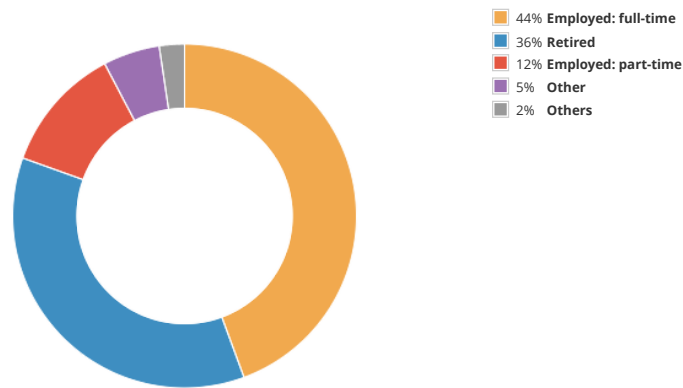
No don't think this is a good idea, will lose town character

one month ago

I think this is challenging to do. I don't think you can generalize a whole area. I would suggest less new housing near the coast and marsh areas due to sea level rise and climate change. But there are also inland freshwater resources that need to be protected. There is also farmland limitations where development should not occur. Perhaps more housing also Route 1. I think it's a matter of which residents are looking to sell their land and subdivide and should be analyzed on a case by case basis.

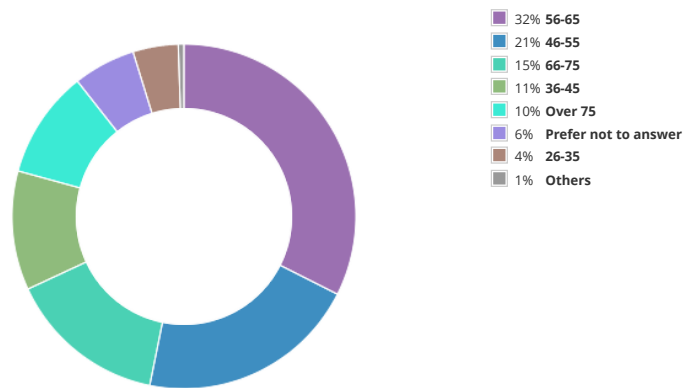
one month ago

Which of the following best describes your employment situation?



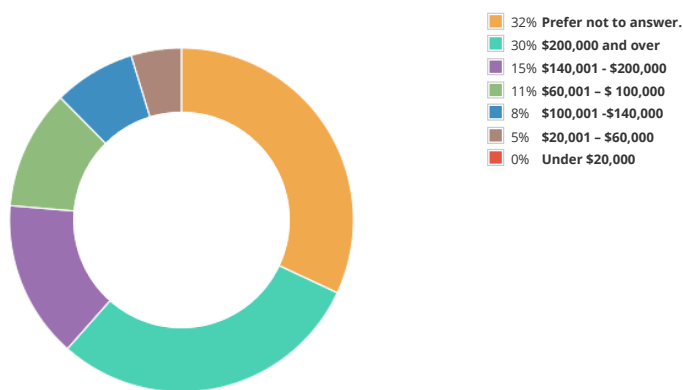
169 respondents

What is your age?



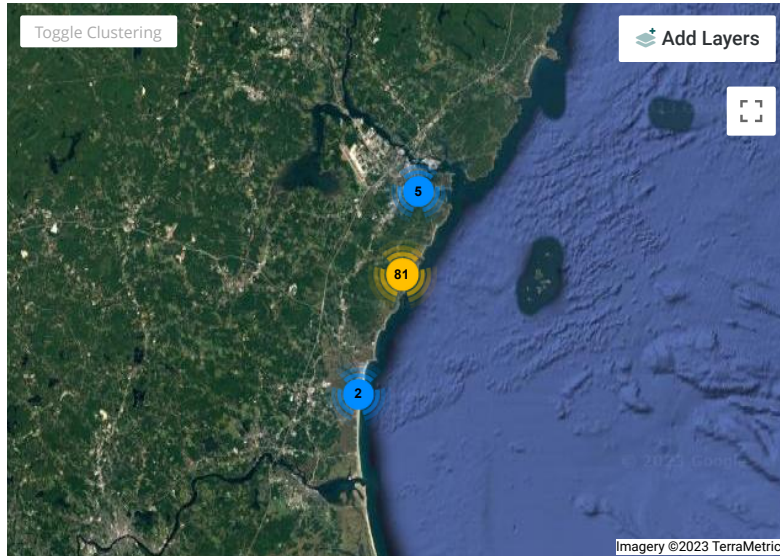
188 respondents

What is your annual household income?



169 respondents

What neighborhood do you live in? If you don't live in Rye, what neighborhood is your business or property located in?



Would you like to receive follow-up information from this survey and updates regarding Rye planning efforts? If so, please leave your contact information. Please note that names and contact information provided from this question will NOT be published with survey results.

No data to display...