

Master Plan and Build Out Analysis: Frequently Asked Questions

Q. This sounds like a lot of money! What are we getting for the price we are paying?

A. This translates to approximately \$20 per resident based on 5,000 residents for a 5-year plan, or \$4 per year for each of us. (90 K and 23 K = 113 K / 5,000 residents = \$22.60) Our current plan is outdated, and tends to be difficult to navigate. The reason Rye is a nice place to live is because we have continually updated the plan to reflect the needs of the town as they change over town!

Q. Is the amount enough for the Master Plan?

A. The Long-Range Planning Committee and the Planning Board hired a consultant in 2021 and the committee/board looked at other towns and what they spent and the product they received, and the amount was derived from those reviews.

Q. Are we required to have a Master Plan and if so, are we required to update it?

A. The Master Plan is mandated by the State of NH. NHRSA 674:1 Duties of the Planning Board. – I. It shall be the duty of every planning board established under RSA 673:1 to prepare and amend from time to time a master plan to guide the development of the municipality. 674:2 Master Plan; Purpose and Description. – I. The purpose of the master plan is to set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the planning board, to aid the board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of NH, and to guide the board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning, and wise resource protection

Q. Where can I view the current Master Plan?

A. **The current Master Plan is per chapter last updated in 2017 and 2018 and may be viewed on the Town Website at [Master Plan | Rye NH](#).**

Q. What is wrong with the current plan we have, why update it?

A. The current Plan last updated in 2017 to add a Climate Adaptation Chapter and in 2018 to update three (3) other chapters (Land Use, Transportation and Natural Resources) It needs to be updated (by statute) but more importantly to make it more accessible. As it exists currently, it's a "chapter-based" document; if you know what you're looking for, you can find it, but it's not easy or intuitive. A new *theme*-based plan, with easily understood language and the ability to navigate the document through clickable links and embedded content, will be more fluid as a working document to create a road map of where the Town would like to be in the future. We

need to define what the Town is going to look like to avoid unintended consequences, to seek understanding of items important to the townspeople of Rye such as: roads, beaches, safe water resources, infrastructure, growth, affordability, and schools just to mention a few.

Q. What is a build out analysis and why are we doing that in addition to the Master Plan?

A. The Building Out Analysis examines existing conditions and structures currently in Rye, and then at what is possible to be built, based on the land use regulations. In short, it's a road map of what Rye could look like if every available parcel was developed (within the framework of the current land use regulations), to be used as an advisory and planning tool. *You can't plan for the future of Rye. without knowing what you have at present.*

Q. Why is it important to put so much time and effort into updating the Master Plan?

A. When we invest time to analyze our current town resources, and understand what is important to the people of Rye (i.e. land use, water, roads, beaches, town buildings, town center, housing, extreme weather/climate change effects, etc.), we can thoughtfully prepare for the next ten years in a way that helps us to incorporate what we value. Examples include land use that is thoughtfully developed and/or conserved; safe drinking water; beaches and roads that are in good shape and uncrowded; recreation facilities that meet the needs of the citizens; thoughtful development of business, center of town and homes.

A comprehensive Master Plan ensures that the town can create laws regarding land use that represent those values of the people of Rye.

Respectfully Submitted,
The Master Plan Steering Committee