

RYE PLANNING BOARD
PUBLIC HEARING NOTICE

Proposed Land Use Ordinance Amendments

The Rye Planning Board will hold public hearings on January 16, 2024, beginning at 6:00 p.m. at the Rye Town Hall on proposed amendments to the Town of Rye Zoning Ordinance (RZO), the Floodplain Development Ordinance, and Land Development Regulations (LDR). Those amendments are summarized as follows:

- RZO Amendment 2024-03 amends Section 3.3.A related to the definition of the Historic District Commission to include the following lots:

MAP	LOT	ADDRESS
011-073-000	73	1 Central Road
012-040-000	40	17 Central Road
012-039-000	39	25 Central Road
012-038-000	38	37 Central Road

Further to amend Section 2.1 related to the identification of the Town’s Zoning District and the Zoning Map by adding subsection (3) to reflect the incorporation of the above-referenced parcels into the Historic District.

- RZO Amendment 2024-07: amends Section 2.1 related to the identification of the Town’s Zoning Map to reflect that the current Zoning Map is titled, “Zoning Map of Rye, New Hampshire” and was last revised in 2023 and produced by CAI Technologies.
- LDR Amendment 2024-01: Amends section LDR 202-5.5, *Hearings on Proposed Dissolution of Homeowners’ Associations*, to clarify that no homeowners’ association created pursuant to any Major Subdivision or Site Plan Review, or as a condition thereto, shall be dissolved without the prior review and authorization of the Planning Board pursuant to House Bill 42. Provision RSA 292:8-m.
- RZO Amendment 2024-04: Amends Article 190-5.7, *Stormwater Management*, to require the submittal of approved engineering plans verifying that any proposed development or land alteration does not increase the surface water drainage or flowage into existing watercourses or into the Town's storm drainage system.

- RZO Amendment 2024-06: Amends Article 190-5.9, *Demolition Review*, to align with the changes recommended by the Town's Attorney in 2022 regarding the public hearing process, and that such public hearing will be held if a building is potentially significant and its loss will be detrimental to the neighborhood.
- RZO Amendment 2024-08: Amends Article 190-3.1, *Wetlands Conservation District*, to correct an inconsistency in 3.1 buffer language to be consistent with that in NH RSA Public Use of Coastal Shoreland 483-C:1 V. The high-water mark which bounds the shoreward extend of the public trust shorelands in New Hampshire, excluding abnormal storm events, means the average height of all the high waters over a complete tidal cycle commonly referred to as the mean high tide line.
- Floodplain Development Ordinance Amendment 2024-01: Amends Section 60-6, *Substantial improvement, and Damage Determinations*, to require substantial improvements repairs of substantial damage be tracked cumulatively over a five-year period beginning with the first permit for improvement or repair subsequent to March 12, 2024.

Copies of the proposed amendments are posted at the Rye Town Hall; available from the Planning Office; and on the town website.

Patricia Losik, Chair
Rye Planning Board