

October 3, 2016

Joseph Mills, Jr., Chairman  
Rye Board of Selectmen  
10 Central Rd.  
Rye, NH 03870

Dear Chairman Mills and Members of the Rye Board of Selectmen,

We, the Parsonage Long Range Planning Committee members, herein submit to you our final report.

## **REPORT OF THE PARSONAGE LONG RANGE PLANNING COMMITTEE**

### **Background**

On March 28, 2016, the Rye Board of Selectmen established the Parsonage Apartments Long Range Planning Committee (the “Committee”) and charged the Committee with the following:

[T]o study and make a recommendation to the Board as to how to continue to provide quality affordable housing at the Parsonage and to rehabilitate the buildings in the most economical manner. Such recommendations may include continuing the lease with THP or another entity, selling the property with a possible deed restriction that the property remains affordable senior or workforce housing, or such other recommendations that meet the above criteria as the committee sees fit.

The undersigned six members were appointed to the Committee.

The Committee met on May 2, May 16, May 23, June 6, June 20, July 18, August 1, August 15, August 30, September 12 and September 26, 2016. Our activities included the following:

- Meeting on several occasions with Marty Chapman, Executive Director of The Housing Partnership (“THP”), to discuss a variety of issues concerning the Parsonage including:
  - THPs desire to expand the number of units at the Parsonage;
  - How best the Town of Rye and THP could continue their relationship as Lessor and Lessee at the Parsonage;
  - Restraints on the use or disposition of the Parsonage due to initial grant funding;

- New grant funding to renovate the existing facility or any new facility and the typical requirements therefore;
  - THPs Income and expenses for the Parsonage;
  - Potential terms of any new or extended lease;
  - Potential for scattered or stand-alone development to expand or relocate affordable housing in Rye in connection with THP;
  - Understand what short term lease options the Housing Partnership would be willing to work with if Town desires to “buy time” for a design charrette;
- Reviewing the building’s history;
  - Touring the basement, grounds and a number of apartments at the Parsonage and speaking with several of the residents;
  - Meeting with the property manager who is contracted by the Housing Partnership to manage the maintenance and upkeep of the current facility;
  - Reviewing the June 18, 2015 Lassel Architect Assessment Report on the physical condition of the Parsonage;
  - Reviewing the current lease agreement due to expire on May 30, 2019
  - Reviewing the Rye tax card for the Parsonage site;
  - Reviewing Rye’s Master Plan regarding vision for Rye Town Center;
  - Reviewing the Site Plan for the Parsonage Site which includes Rye Public Library and other Town property;
  - Obtaining information on and discussing the future needs of the Rye Public Library;
  - Meeting with Robin LeBlanc, Plan NH regarding a possible design charrette for the Town Center of Rye;
  - Doing an analysis of potential alternate Town owned sites for low income housing;
  - Considering the “pros-cons” of the Town working directly with a property manager for this site on a short term basis;
  - Researching alternate grant opportunities for rehabbing the current site, building new small facilities in multiple sites in town, or a new single site in town;
  - Reviewing an informal offer to purchase the Parsonage property by Ned Paul;
  - Soliciting and receiving information from members of the public concerning the Parsonage and affordable housing, including Victor Azzi, library trustee and Sandra Pagel, resident of White Birch and a director of THP.

In conducting our work, the following points became very clear to the Committee early on (in no particular order):

- There is a need for affordable and work force housing in the Town of Rye.
- The Town of Rye does not desire to manage the Parsonage tenants or building repairs directly;

- The Parsonage is in serious need of updating and repairs;
- The Parsonage site is valuable to the present and future space needs of the Town and should not be sold to a third party nor its use presently restricted long term;
- The long term future use of the Parsonage building and/or land must be considered in the larger context of the Rye Town Center.

**Recommendations:**

Based on our work and the key points referenced above, the Committee makes the following recommendations to the Selectmen, in no particular order, and each explained below in more detail:

- (1) The Town not sell the Parsonage to, nor enter into a long term lease with, THP (or any other entity);**
- (2) The number of units at the Parsonage is not to be increased (on-site).**
- (3) The Town hire Plan NH to conduct a design charrette for the future of Rye Center.**
- (4) The Town lease the Parsonage to THP following the expiration of the existing lease on the following key terms:**
  - a. Term: As short a lease term as can be negotiated, not to exceed 20 years;**
  - b. THP to invest approximately \$280,000 in renovations and improvements to the Parsonage including updated kitchens and safety issues;**
  - c. THP to obtain donations from its members for approximately \$120,000- \$150,000 of such sum;**
  - d. THP to borrow the remainder of renovation funds on as short a term as possible;**
  - e. THP to raise rents at the Parsonage by no more than 25%; and**
- (5) The Town explore potential alternate Town-owned sites for low income/workforce housing;**

**Discussion:**

**RECOMMENDATION 1:**

**THE TOWN NOT SELL THE PARSONAGE TO, NOR ENTER INTO A LONG TERM LEASE WITH, THP (OR ANY OTHER ENTITY.)**

THP desired a 99-year lease of the Parsonage or a transfer of title to the property (for \$1). This desire was driven in a large part by the terms of government grant funding which requires that a funded project remain affordable housing in perpetuity. THP intended to use government funding to rehabilitate the units in the Parsonage, remove the “Carriage House” building and construct a new building with 4-6 units in its place and in a portion of the existing parking lot.

There was agreement amongst the Committee members that such a project would be too large for the property and would forever restrict any other use of the property. A review of the Master Plan revealed that the Rye citizens envision different opportunities for the Town Center and that a sale or 99-year lease would eliminate such opportunities. In addition, we heard testimony concerning the lack of parking at the Rye Public Library and at the Town Center in general. While sensitive to the needs of the 8-10 low income residents at the Parsonage, the Committee felt the Rye community as a whole demands better flexibility for the use of such a critical parcel in the heart of Rye’s Town Center.

**RECOMMENDATION 2:**

**THE NUMBER OF UNITS AT THE PARSONAGE NOT BE EXPANDED.**

As stated above, THP desired to add more units to the Parsonage property. After a review of the site, the proposed site plan, and a discussion regarding the same as well as of the historic district, it was the finding of the Committee members that the proposed enlarged second building would not be appropriate for the site. The building would occupy too much of the site and reduce an already inadequate number of on-site parking spaces.

**RECOMMENDATION 3:**

**THE TOWN HIRE PLAN NH TO CONDUCT A DESIGN CHARRETTE FOR THE FUTURE OF RYE CENTER.**

The Committee suggests that a comprehensive study of Rye’s Town Center by qualified, independent experts would be of great use to the Town of Rye both in determining the ultimate use(s) of the Parsonage and other land and buildings in the Town Center.

The need for a plan for the Rye Town Center became very apparent to the group in our first meetings. The Committee had conflicting information about what the citizens of Rye desire for their town center, including the use of the Parsonage property. The land on which the Parsonage sits was acquired in 1995 for the purpose of expanding the Rye Public Library. That expansion did not require removal of the Parsonage and the town people then (1999) voted to lease it for 20 years to THP for affordable housing. The Rye Public Library presently experiences occasional parking shortages and perhaps other space needs. The Rye Master Plan speaks of the Town Center as a place of community for residents and visitors. Its desires “to promote additional opportunities to foster regular and multiple social interactions for all members of the community” and includes a long list of opportunities such as parks, paths, retail establishments with apartments above. The Parsonage presently serves as home to approximately 10 residents in 8 units and while providing affordable housing to them is very important, it does not directly serve the goals of the Master Plan. However, the Master Plan also states that “Rye desires as much affordable housing as is possible in view of the physical limitations of/and the cost of land” and also discusses efforts at work force housing. (Master Plan p. 23-24)

Through its study of the Parsonage, the Committee also came to realize that several parcels in the area of the town center are either underutilize or not utilized and any future use of such parcels warrants further study to its possible use and integration in the Town Center. These parcels include the lot next to the library (Olde Parsonage Rd); the old Rye Police Station; land in front of the Congregational church, land next to the Town Hall and possibly other parcels. Of course, there is also the on-going disagreement as to what to do with Town Hall which we mean in no way to comment upon other than to note its use and longevity are undecided. A comprehensive review of the Town Center could assist with developing an integrated plan for all such parcels.

We learned of Plan NH and its design charrette program and investigated further. The Committee met with the Plan NH’s executive director who provide us with an overview of its organization and its design charrette process. By way of summary, Plan NH is a 501(c)3 nonprofit organization formed to assist in planning, design and development to support a vision of healthy and vibrant communities in New Hampshire. Its members include architects, landscape architects, engineers, planners, building and real estate professionals, lawyers, and others with expertise and interest supporting communities.

Plan NH offers a design charrette service to communities that apply for and are selected for the program. Plan NH has provided such services to over seventy New Hampshire communities. A specialty of Plan NH is town centers. If selected for the service, approximately 10-12 Plan NH volunteer professionals spend two days in town where they view the area, meet with key town leaders, town employees and townspeople in small settings, review key documents like the master plan and get a feel for the needs, desires and issues that face Rye’s town center. The application fee is \$5000.00.

It is belief of the Committee that it would be time and money well spent. The Committee believes Plan NH's services will help provide a comprehensive and cohesive plan for the Rye Town Center, including the Parsonage Apartments, Rye Town Hall and Town Offices, Rye Public Library, Rye Public Safety Building and how they relate to one another functionally, architecturally, and otherwise.

More information about Plan NH and its services and an application form are attached (Attachment 1).

**RECOMMENDATION 4:  
THE TOWN LEASE THE PARSONAGE TO THP FOLLOWING THE  
EXPIRATION OF THE EXISTING LEASE.**

Recognizing that the lease of the Parsonage to THP expires in a little over 2 years and being unsure that any comprehensive plan for Rye's Town Center will be complete and agreed upon by such date, the Committee recommends continuing its lease relationship with THP for a term not to exceed twenty years and hopefully more in a 5-15 year time frame. This will allow time for a plan for the town center to emerge, necessary repairs to made to the Parsonage and for affordable housing to remain at the Parsonage during such a lease term.

The Parsonage is in need of maintenance and improvements. THP estimates that the costs of such to be approximately \$280,000, or approximately \$35,000 per unit. The proposed work will include kitchen updates and other needed repairs. It is recommended that the Town be involved in determining the scope of the renovations and repairs at the Parsonage to ensure matters of tenant safety are a priority.

To raise such a large sum for improvements, THP is willing to look for sources of funding other than government grant sources, which would essentially require a permanent loss of the property by the Town. If a new lease agreement can be put into place, THP has agreed to look toward its donor base to fund approximately half of the projected renovation costs of \$280,000. The remainder of the funds would be borrowed by THP and secured by the rental income at the Parsonage.

To make this proposal work, rents at the Parsonage would have to be increased, from a maximum rent of \$685 presently to \$825 (20%), which is still well under market rate and considered affordable. Rent increases would be phased in over time.

The term of any lease should be less than twenty years and as short as possible so as to afford the Town flexibility while recognizing THP's need for longer term commitment. Most likely the lease term will be in the in the 10-15 year range. One determinate will be the promise

to THP donors that their contributions actually assist in affordable housing efforts for more than a short time. A second is the term of the loan to THP to supplement donations, likely to be 10-20 year range. Should the Town decide to do something different with the Parsonage during the later years of the lease/loan term, the lease should allow for such flexibility. THP has acknowledged that any loan could be paid off prior to its term, but may require contribution from the Town.

THP has agreed, in principle, to such a lease of the Parsonage. Its draft performer is appended hereto as Attachment 2.

A new lease with THP for a term of twenty years or less will allow the Town time to develop a plan for the Town Center and to examine alternatives for affordable rental housing without removing the Parsonage permanently from Town control. It also allows for necessary renovations to the Parsonage building at no cost to the Town. While we have discussed wide and basic parameters, the exact terms of the lease are to be negotiated by the Selectmen and THP.

If lease terms cannot be negotiated with THP, the Town should seek other interested, qualified, and experienced property managers to propose to operate and manage the Parsonage Apartments on the terms that would satisfy the interests of the Town of Rye.

**RECOMMENDATION 5:  
THE TOWN EXPLORE POTENTIAL ALTERNATE TOWN-OWNED SITES FOR  
LOW INCOME/WORKFORCE HOUSING.**

The Committee has come to recognizes that there is a strong need for low income and workforce housing in the Town of Rye and that the cost of land in Rye is prohibitive to development of such housing. We learned that to obtain government tax credits for a project, thus making it feasible to build, a project generally needs at least 10-12 housing units, thus eliminating building on small lots. If the Town presently owns larger tracts of land that might be suitable for such development, and which could be sold or leased long term to an entity such as THP, it is likely that such housing could be built.

In pursuit of determining such a possibility, a review of all vacant land owned by the town was conducted by the Committee. A copy is attached (Attachment 3.) It is recommended that the Town follow up on whether any parcels identified in the study may possibly be suitable for construction of a multiple housing units. THP has offered its personnel/consultants to review the suitability of any parcels brought to it by the Town for consideration, thus there would be no evaluation expense to the Town other than staff's initial review.

**Conclusion.**

In conclusion, the Parsonage Committee recommends that the Parsonage not be sold nor transferred in perpetuity to THP or any other entity. Rather, a lease of the Parsonage to THP for a term not to exceed 20 years will allow for building renovations and the continuation of affordable housing at the Parsonage while allowing for different uses of the property should that be the desire of the larger Rye community. The Town should hire Plan NH to assist it in developing a plan for the Town Center. The Town should also study potential alternative sites for affordable housing in Rye to ensure the availability of, and potential increase in, affordable housing.

Respectively Submitted,  
The Parsonage Committee



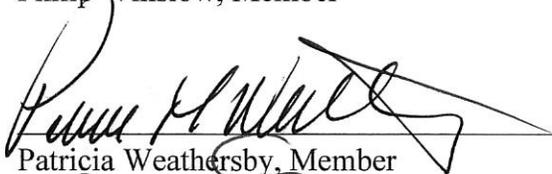
Melvin Low  
Chairman



Raymond Jarvis, Member



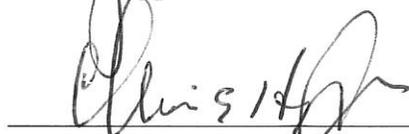
Philip Winslow, Member



Patricia Weathersby, Member



William Epperson, Member



Charles Hoyt, Member

<b>Attachment 1.</b>	<b>Plan NH Information</b>
<b>Attachment 2.</b>	<b>THP's Performer</b>
<b>Attachment 3.</b>	<b>Town Vacant Land Report</b>



**SHIFT: a workshop to introduce a different way of envisioning the future for our community**

We are at a unique point in our history. It is no coincidence that our economic, social and environmental structures are falling apart at the same time. How can we go from where we are now into a healthy and vibrant future for *everyone* who lives, works, and/or plays in our community?

We need to *shift* our thinking – we need to *alter* our traditional mindset.

Community planning is often about growth and development. But the fabric of our community is made up of more than that.

In this fun and eye-opening 2.5-hour workshop – *held in your own community* - participants will learn what needs to *shift*, or even change, to make room for planning from another viewpoint, and then what considerations could contribute to that future YOU hope for.

Topics include:

- What IS a vision?
- How can we stay the same (we like it the way it is!)?
- A different approach to addressing issues
- The role of assumptions, conversations, questions
- How our *values* influence planning and decision-making
- The four infrastructures that are the foundation of a community
- Forces of change that are having an impact

This workshop is for community officials and leaders, decision-makers and all citizens who care about the future of their community and want to have a voice in making it happen.

*NOTE: While specific projects may come up in the conversations, this is a NEUTRAL discussion, and not related to any particular issue or initiative. The intent is to guide thinking in how to look at the community as a whole in different ways – not specifics of a neighborhood or buildings or policy but rather from a higher, more overview vantage point.*

**For more information about this workshop, contact Plan NH at 603-452-7526.**

*Plan NH is a 501 (c) 3, a membership organization of architects, landscape architects, engineers, planners, contractors, municipalities and others with an interest in the impact of the built environment on the fabric of the community. We provide information and inspiration to plan, design, and/or develop our beloved New Hampshire towns and neighborhoods for a healthy and vibrant 21<sup>st</sup> century.*



## Community Planning and Design Charrette

### Checklist (Draft)

#### Preparations:

- Secure location for event
  - Large, well-lit, with wall space for hanging plans, electrical outlets, internet access and with space for:
    - Listening sessions
      - “Stakeholder” – large group
      - Public: small group discussion (chairs in circles OR around tables, 6-8 per group)
    - Team to meet and brainstorm
    - Team to spread out and do the work on Saturday
- Overnight accommodations for 5 – 10, depending on team (Plan NH will not be able to confirm final number until about a week before)
- Marketing the event to the community – what works best?
  - Personal invitations to key community leaders AND naysayers
- Suggestions: Article in local paper; notices in town event calendars, town committee meeting schedules, postcards to all households
- Secure donations of food
  - Lunch on Friday for Team
  - Water (it would be nice if this were in cups not bottled water), snacks (healthy) for team in afternoon
  - Community supper Friday evening: This is an opportunity for town residents to meet and brainstorm one-on-one with team members – it sometimes produces some great insights. Any other format that works for you is fine with us.
  - Breakfast Saturday AM – during team work session
  - Water, snacks AM and PM
  - Lunch on Saturday – during team work session

#### For event:

- Sign-in table for listening sessions, name tags & someone to staff the table
- Tables for the team to work at on Saturday
- For “stakeholder” session: chairs arranged in large circle
- Lots of chairs – arranged around tables in groups of 6-10 for public listening sessions/discussions Obviously enough to seat whatever you anticipate for turnout
- Easels and flip charts – one for each listening group ideal
- Old photos of the project area and buildings
- Maps of the project area – tax maps, topography, wetlands/natural features, recent aerial photo: These



## Application for Community Design Charrette Program

This proposal is hereby submitted on behalf of (Name of Organization Applying):

\_\_\_\_\_ Date: \_\_\_\_\_

Name and Title of Officer Authorized to Sign: \_\_\_\_\_

Signature of Officer Authorized to Sign \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Town or City Name and Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ e-mail: \_\_\_\_\_

What is the date of your latest Master Plan? \_\_\_\_\_

On separate pages, please address the following:

- **How would you describe the community project for which your group or town is asking Plan NH to provide planning assistance?** Please provide any appropriate information about the site's or area's geographical location, limits, and historic significance, current uses or unique features. Please indicate who owns or controls the use of the project site or area. *How would the project enhance the health and vitality of your community?*
- **What changes are occurring in your community** that are having an impact on how you think about your future? How could this project address one or more of them?
- **Your town has four distinct, yet inextricably-linked sectors:** Social, economic, environmental and governance. What vision does your community have for each of these, and what kinds of recommendations (for the target area or project) coming from the charrette process could support these visions – as well as the Vision Statement that is in your current Master Plan?
- **Just as the four sectors (above) are interwoven,** different sections of your community are also inter-related. Looking at your target area/project, what influence might it have on other parts of town, and how do other part of town affect this target area? Further, does this target area have any influence or impact on your bordering towns, or do they have any influence or impact on this target area/project or your town in general?

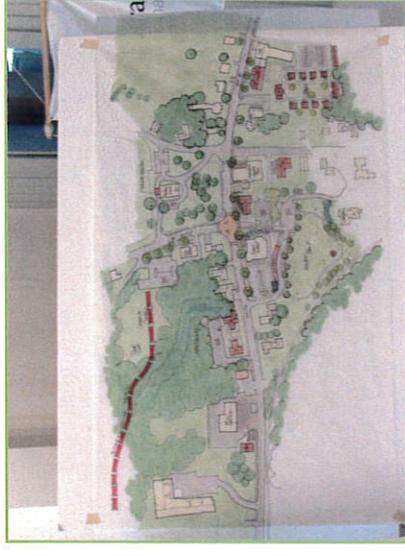
Please also provide letters of support indicating consensus amongst the leadership and governing boards within your community. Consistent, unified cooperation from your governing Boards (eg Select Board, Planning, Zoning, Conservation, Economic Development, etc,) is critical to the success of the project, and we cannot consider projects that these governing boards do not support. Unless otherwise discussed, a fee of \$5000 will be required on or before the first day of the charrette.

Please submit your proposal in PDF format to [r\\_leblanc@plannh.org](mailto:r_leblanc@plannh.org)

Please do not hesitate to call with any questions, or to discuss a project you have in mind: 603-452-7526.

# Plan NH's Community Design Charrette Program

*Assisting communities with  
planning and design challenges  
since 1996*



*A community's citizens  
provide critical information to inform recom-*



Plan NH is a membership organization of design professionals, planners and others related to the building industries who care

about the impact of the built environment on the fabric of a community.

In the Plan NH Community Design Charrette Program, a cross section of professionals works with communities (selected through an application process) to assist them with downtown or neighborhood design challenges such as safety, walkability, or overall revitalization. Often, the town wants its identity back, its unique *sense of place*.

The outcome is an overview of *recommendations* of what could be done to reach their vision.

At the same time, the community learns so much more ....

# Attachment #2

Parsonage Operating Budget 2016		Possible Refinance Scenario*
<b>Income</b>		
Tenant Rent	65,760	79,200
Local Housing Authority	-	-
Vacancy (5%)	(3,288)	(3,960)
<b>TOTAL INCOME</b>	<b>62,472</b>	<b>75,240</b>
<b>EXPENSES</b>		
<b>Administrative:</b>		
Residential Services Payroll	646	
Credit Bureau Costs	-	
Office Payroll	3,624	
Office Supplies	372	
Postage	72	
Manager Payroll	1,956	
Management Fee	4,388	
Audit Expense	691	
IT/Software	489	
Payroll Tax Expense	621	
Workers Comp - All staff	330	
Benefits Expense - Admin Only	1,058	
<b>Total Administrative</b>	<b>14,247</b>	<b>14,247</b>
<b>Utilities:</b>		
Electricity	786	
Electricity Vacant Units	-	
Heat	6,735	4,000
Water and Sewer	2,659	
Lease expense	10,800	10,800
Lease Expense - Equipment	120	
<b>Total Utilities</b>	<b>21,100</b>	<b>18,635</b>
<b>Maintenance:</b>		
Maintenance Payroll	5,700	
Payroll Tax Expense	568	
Benefits Expense	969	
Uniforms	36	
Maintenance Supplies	744	
Trash Removal	-	
Snow Removal	3,400	
Grounds Contract	1,482	
Repairs Material	1,200	
Repairs Contract	1,200	
Repairs Extraordinary Material	-	
Apartment Upgrade	800	
<b>Total Maintenance</b>	<b>16,099</b>	<b>16,099</b>
Debt Service	10,680	12,896
<b>Total Debt Service</b>	<b>10,680</b>	<b>12,896</b>
<b>General:</b>		
Real Estate Taxes	-	
Property and Liability Insurance	3,876	
Misc. Taxes and Insurance	-	
<b>Total General</b>	<b>3,876</b>	<b>3,876</b>
<b>TOTAL EXPENSES</b>	<b>66,002</b>	<b>65,753</b>
<b>SURPLUS/(GAP)</b>	<b>(3,530)</b>	<b>9,667</b>

Based on \$2800,000 (\$35,000/Unit) Rehabilitation  
 \$150,000 at 6% /20 yrs. \$130,000 charitable source

July 28, 2016

Dear Parsonage Apartments Long Range Committee Members,

This email is to report to you my findings regarding possible town-owned alternative sites for low income housing as requested by the committee.

On July 19, 2016 Janice Ireland forwarded to me a spreadsheet developed by Scott Marsh, Contracted Assessor, listing parcels of vacant land owned by the Town of Rye. From that list, I removed all parcels owned by Rye Water District and Rye Conservation Commission (save one- see below). I then reviewed the assessor's cards for each of the remaining parcels to see if perhaps they held promise as developable land. I then looked at promising parcels from the roadway only, except the land at Port Way (where I often walk my dog) I visited on foot. In some instances, deeds were examined. My spreadsheet of findings is attached.

A few parcels appear worth further study (listed chronologically by map/lot number). Please note that I do not know whether any lot listed below would indeed be buildable or suitable for housing of any type, simply that the Town may wish to investigate further.

Tax Map 12, Lot 61- 0 Central Rd.- 2.01 Acres

This lot sits to the east (back right corner) of the Rye Cemetery. It has no access directly on to Central Road, rather access would have to be through the cemetery property or acquired over undeveloped lands of Moynahan. The lot is wooded but may be wet in places. The tax card indicates that it is not to be used for septic system or residential development, however I was unable to locate the origin or validity of those restrictions. The property deed to the town does not contain such restrictions (see RCRD Book 2738 Page 1452.) Whether or not this property is suitable for housing, the Town might consider adding it to any study of the "downtown" (design charrette) and/or transferring it to the Conservation Commission to add to the town forest.

Tax Map 16, Lot 133- 0 Long John Road- 0.76 Acres

This lot is the 4<sup>th</sup> lot in from Washington Road on the left side of the road. The Town acquired it via a tax deed in 2013. The lot appears relatively dry and buildable. The tax card states that it is "rolling". No restrictions are noted. It may be possible for a building with a small number of units to be constructed on this site. Alternatively, if this land is indeed suitable for a building lot, the town may wish to sell the lot and apply the proceeds towards acquiring alternative land for low income housing or for rental subsidies.

Tax Map 18, lot 116 – 0 Liberty Commons- 1.29 acres.

This lot too was acquired by tax deed (1991). It is 3d lot from end of Liberty Common on the east side. The lot is wooded but appears low, may be too wet to support a septic system but seems worth investigating.

Tax Map 23, Lot 1- 0 Port Way- 13.92 acres.

This lot is located at the end of Port Way (sign indicates private road) and a parallel street, Holland Drive (public road) and abuts considerable acreage of the NH State Park system. A visit to this land revealed that while much of it is likely wet, a rather considerable portion of upland appears likely at the area of the lot closest to the roadways. This parcel was conveyed to the Town for unpaid taxes in 2011. (Bk 5218, Pg 1440). While Holland Drive consists of only single family homes, Port and Starboard Ways contain several buildings of multiunit housing.

Tax Map 20.2, Lot 60- 5 Neptune Drive- .15 acres. and Tax Map 20.2, Lot 60- 0 Neptune Drive- .14 acres.

July 28, 2016

These two small lots are located on the north side of Neptune Drive abutting the site of Pulpit Rock Observation Tower (NH F&G). The tax card for 0 Neptune indicates the lot is salt marsh but appears dry. Together, the parcels would total .29 acres, likely too small for consideration for multi-unit housing (but included at least in part for fear of being accused of having caught the NIMBY ailment.)

Tax Map 10, Lots 12& 11 0 Lafayette Rd.- 30.50 acres

These adjoining lots lot faces several obstacles; they are not only owned by the Rye Conservation Commission but are land locked. They are included only because of their combined large size and potential. The lots are located on the west side of Lafayette Road behind the land owned by the Ciborowskis. The Ciborowskis have earlier put forth development proposals for their property, and perhaps in combination with their development, access to this land could be obtained. The land was obtained by the town for taxes and then deeded to the RCC. The assessors card describes the land as "rolling". The parcels are located in the business district (where multi-unit housing might be more palatable.)

Next Steps

Possible next steps to consider the potential of any of these lots could include the following:

- Consultation with Rye Conservation Commission, Selectmen, Building Inspector, Assessor and other Town Officials concerning any knowledge of the soil conditions, history and other attributes of the parcels;
- Authorization by the Selectmen to further examine any lot;
- Site visits
- Soils testing (after above and if appears promising)

Other Vacant Lots Unsuitable for Development

The vacant lot at 10 Olde Parish Road may be useful to the Rye library and the Town might consider adding it to any study of the "downtown" (design charrette).

The Town owns numerous parcels of vacant land which appear to be unbuildable primarily because of soil conditions. The town may wish to convey some/all of these parcels to the stewardship of the Rye Conservation Commission and/or explore alternative dispositions.

I hope this information is helpful. I offer it only as possibilities for further study. It is likely that none of these parcels will be suitable for low income housing, but in the slim chance that one may be, or if the information is otherwise useful to the Town, this will be worthwhile. In no manner do I presently advocate for the development or transfer of any of these parcels but rather offer my findings simply as information for further thought and study.

Respectfully submitted,



Patricia Weathersby

cc: Michael Magnant, Town Administrator  
Sally King, Rye Conservation Commission Chair

