

TOWN OF RYE – PLANNING BOARD  
MEETING AGENDA  
TUESDAY, NOVEMBER 1, 2016 at 7:00pm  
AT THE RYE JUNIOR HIGH SCHOOL, 501 WASHINGTON ROAD

---

1. **Call to order and Pledge of Allegiance**
2. **Designation and appointment of alternates**
3. **Approval of the October 11, 2016 meeting minutes**
4. **Submittal of Applications for Determination of Completeness. Not a public hearing. – Action Required:**
  - a. Major Subdivision, Lot Line Adjustment and Conditional Use Permit by Harbor Street Limited Partnership of Stratham NH for properties located at 421 South Road Tax Map 4, Lots 25, 27, 31 & 32 for a 22 Lot subdivision. Property is in the Single Residence District and within the Aquifer and Wellhead Protection District. Case #13-2016.
  - b. Lot Line Adjustment by Ryan & Jessica Huskey for property owned by Arbor Road Trust, Lynn Cunningham Herron Trustee and located at 23 Locke Road, Tax Map 8, Lot 73 & 73-1 for relocation of the common boundary line between map 8, lots 73 & 73-1. Property is in the Business & Coastal Overlay Districts. Case #17-2016
  - c. Two Lot Minor Subdivision by Stephen C. Brown for property owned and located at 0 Big Rock Road, Tax Map 8.1 & 5.2, Lots 45; 79 & 80 to readjust boundary lines to create two lots. Property is in the General Residence and Coastal Overlay District. Case #18-2016.
5. **Public Hearings on Applications (if complete):**
  - a. Major Subdivision, Lot Line Adjustment and Conditional Use Permit by Harbor Street Limited Partnership of Stratham NH for properties located at 421 South Road Tax Map 4, Lots 25, 27, 31 & 32 for a 22 Lot subdivision. Property is in the Single Residence District and within the Aquifer and Wellhead Protection District. Case #13-2016.
  - b. Lot Line Adjustment by Ryan & Jessica Huskey for property owned by Arbor Road Trust, Lynn Cunningham Herron Trustee and located at 23 Locke Road, Tax Map 8, Lot 73 & 73-1 for relocation of the common boundary line between map 8, lots 73 & 73-1. Property is in the Business & Coastal Overlay Districts. Case #17-2016
  - c. Two Lot Minor Subdivision by Stephen C. Brown for property owned and located at 0 Big Rock Road, Tax Map 8.1 & 5.2, Lots 45; 79 & 80 to readjust boundary lines to create two lots. Property is in the General Residence and Coastal Overlay District. Case #18-2016.
6. **Public Hearing on Proposed Zoning Amendments – Action Required:**
  - A. Proposed Zoning Amendment 2017-02: To amend the Section 701.8 provisions which provide for the expiration of variances and special exceptions after two years unless “substantial construction” has begun to include the following examples of “substantial construction”: (1) for a building, completion of a water tight structure; (2) for a septic system, completion to the point of being ready for DES’s inspection for operational approval; (3) for a road or driveway, completion of the base course and ditches to final grade and installation of all drainage facilities; and to further provide that a variance to dimensional or other requirements for a lot shall expire two (2) years from the date of approval unless a subdivision plan depicting the lot has been recorded.
  - B. Proposed Building Code Amendment 2017-01: The Building Code Board of Appeals may grant variances to provisions of the Building Code if an equally good or better form of construction is proposed or if the board determines that enforcement of the building code would do manifest injustice and would be contrary to the spirit and purpose of the building code and the public interest

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

Posted 10/18/2016\_ at the Town Hall and on the Town Website and sent to the Library

TOWN OF RYE – PLANNING BOARD  
MEETING AGENDA  
TUESDAY, NOVEMBER 1, 2016 at 7:00pm  
AT THE RYE JUNIOR HIGH SCHOOL, 501 WASHINGTON ROAD

---

**7. Payment of Escrows:**

A. Sebago Technics

- a. Old Ferry Landing Construction Monitoring in the amount of \$642.50
- b. Sea Glass Lane Development \$892.50

B. Attorney Donovan:

**8. Sub-Committees Discussion(s):**

TRC, Rules & Regulations, Wetlands Subcommittee, and Long Range Planning

**9. New Business**

**10. Old Business**

**11. Communications/Miscellaneous/Other:**

Bill Epperson,  
Chairman