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**CONFIDENTIAL COMMUNICATION**  
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**MEMORANDUM**

To: Kim Reed  
Rye Planning Administrator

Re: Draft Revised Master Plan

Date: July 24, 2013

Dear Kim:

Per your request I have reviewed the Draft Master Plan document which you recently sent to me, including the revised Energy Chapter e-mailed on 7/15/13.

Legality.

In my opinion the Draft Master Plan complies with RSA 674:2.

Prior Review Comments.

I reviewed an earlier draft of the master plan and presented my comments in a December 19, 2012 Memorandum. Most of those comments have not been addressed. Hence, I repeat them (*italicized*) below with additional notations as to where in the document they might be addressed.

*As a planner and former municipal official, I noted some matters on which the draft revised master plan is pretty much silent, but which appear to be matters important to future development:*

- *Vision for future land use in the Coastal Area. This has been the focus of the two most significant zoning proposals considered by the planning board in the past two years and also the subject of two recent very controversial ZBA proceedings (Sanders Redevelopment and WBTSCC beach club proposals). Chapter 3.*
- *Town's approval of extending Portsmouth sewer franchise to Foyes Corner and future development of Foyes Corner and Sagamore Rd. (north) corridor. Chapter 3.*

- *The very important role of the Sewer Commission and the issue it struggles with — extensions and expansions of existing public sewers. Chapter 9.*
- *The existing Growth Control Ordinance. Chapter 4.*
- *The CIP process. Chapter 9.*

*Some other comments.*

- *On scenic roads, only those roads which were existent at the time the warrant article was passed (1973?) are scenic roads.*
- *The workforce housing text needs updating to reflect the zoning amendments enacted in 2010. (page 4A-3). Chapter 4.*
- *Somewhere it needs to be mentioned that the master plan does not apply in the Rye Beach Precinct. See Comment 3, below.*

Additional Comments.

1. Chapter 2 provides several summary statements about demographics. In several instances the supporting tabular or graph data typically found in master plans is not provided. The board may want to consider providing the data in the appendices.
2. Chapter 3: The above comment also applies to the bulleted summary statements at the top of p. 3-2.
3. Chapter 3: In the third paragraph of introduction, the second sentence might be replaced with:

“Within the boundaries of the Town of Rye, the Rye Beach Precinct has exclusive authority for planning and zoning. It has its own planning board, zoning board of adjustment and master plan.”
4. Chapter 3: As you know, the Future Land Use Map is missing.
5. Chapter 3: p 3-11, second bullet. Do you mean “We will aggressively address options for conservation development.”
6. Chapter 4: p. 4-9. Consider adding to last paragraph: “.... or that the asset and income limitations, which town voters control, are set too low.”

7. Chapter 4A: As noted above (prior comments), it still appears that this chapter has not been updated to reflect the affordable housing zoning amendments enacted in 2010. For example, the last sentence of the third paragraph of p. 4A-2 and the following paragraph are outdated.
8. Chapter 4A: In this regard I strongly suggest that somewhere the statement be made that the planning board believes that Rye's zoning now complies with the statutory requirements as a result of the 2010 enactments.
9. Chapter 4A: The third paragraph states "(see map)". Which map?
10. Chapter 4A: The referenced RPC Housing Needs Assessment table is missing.
11. Chapter 6: p. 6-4. F Street. I have lost track of what happened with signage after I wrote my 9/12/12 memo. Check to be sure this statement is accurate.
12. Chapter 6: p. 6-13, last paragraph. Isn't the CLD amendment enacted in 2010 a cluster?
13. Chapter 6: In the Table on Impervious Coverage Solutions (p. 6-19) consider adding: "Allow narrower street widths" and "Amend building codes to require drip beds, rain barrels and other infiltration devices for structures."
14. Chapter 6: Did you want to say anything about strengthening the Flood Ordinance? and/or make a statement about not adopting TB-11.
15. Chapter 8: The HDC is a "land use board," not a "zoning board."
16. Chapter 8: The Recreation tables are outdated and should be updated.
17. Chapter 9: The Police Workload and Transfer Station tables should be updated.
18. Chapter 9: The school tables are way outdated. *E.g.* Most current enrollment data is 2005-06.
19. Chapter 9: Section 6.0 Recreation is duplicative of the material in Chapter 8. One or the other should be eliminated.
20. Chapter 9: On water systems, there is no discussion of the fact that the dense part of the coast is served by a private company, Aquarion, whose rates are governed by the PUC. There may well be an important looming problem of aging infrastructure here.

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Please do not hesitate to contact me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to be 'MD' with a stylized flourish.

Michael L. Donovan