

# RYE PLANNING BOARD

*10 Central Road Rye, NH 03870 (603) 964-9800*

## Notice of Decision

**Owner:** David J. Gemellaro

**Issue:** Lot 9 of the 421 South Road Subdivision approved by the Planning Board relating to: Major Subdivision, Lot Line Adjustment and Conditional Use Permit by Harbor Street Limited Partnership for property owned at 421 South Road and properties located at Tax Map 4, Lots 25, 27, 31 & 32 for a 13-lot subdivision. Property is in the Single Residence and Aquifer and Wellhead Protection Districts. Case #02-2018.

**Date of Decision:** Tuesday, June 9, 2020

The Planning Board voted that the Building Inspector may issue a temporarily Certificate of Occupancy to the owner of Lot 9 Lot 9. The board recommends that the Building Department issue a temporary CO conditioned upon:

- 1) Payment of the fees of planning board engineer and town counsel related to Lot 9 (payment at time of issuance of temporary CO).
- 2) Revised haul road restoration plan to be developed by Christian Smith, Steve Harding and Stratham Landscaping and reviewed and approved by TRC.
- 3) Haul road restoration to be complete within 30 days of approval by TRC.
- 4) Rip rap to be placed at outlet to foundation drain.
- 5) Drainage onto Lot 14 to be reviewed and developer and/or builder to prepare a plan to eliminate potential flow onto Lot 14. Said plan to be reviewed and approved by TRC. Drainage changes to be complete within 30 days of TRC approval of plan.
- 6) Flowage easement to be recorded which allows flowage from Lot 9 to go onto Lot 10. The area of Lot 10 which is burdened is a 20 ft. wide strip of land parallel to the Lot 10/Lot 9 boundary. Town counsel to approve said easement.
- 7) Permanent CO may be issued when Nos. 2-6 completed.

6-11-2020

**Date**

*Kimberly M. Reed, for*

**Patricia Losik, Chair  
Rye Planning Board**

❖ *Planning Board Approvals do not include building permits; please check with the Building Inspector's office before any and all construction.*

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