

# RYE PLANNING BOARD

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

## Notice of Decision

**Applicant/Owner:** Sally Sheehan of 111 Cottage Street, Mansfield MA

**Property:** 824 Ocean Blvd, Tax Map 23.1, Lot 29-01  
Property in Business, Coastal Overlay and SFHA, Zone AO+1

**Case:** Case #03-2020

**Application:** Amendment to the Breakers Condominiums approved by the Planning Board in January 1980, recorded at the RCRD D-9440 on April 18, 1980 for Sally Sheehan of 824 Ocean Blvd, Tax Map 23.1, Lot 29-01 to raze the building and construct new within the same footprint. Property is in the Business, Coastal Overlay District, Case #03-2020.

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

**Decision:** **The Board voted to accept the application as complete and accept jurisdiction over the application.**

### **The Board voted to grant the waivers:**

1. The Board unanimously voted to approve the Waiver from the Land Development Regulations, Section 202-3.3.3.B(6) final stormwater management plan Per RSA 674:36, II (n) for the strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations.
2. The Board unanimously voted to approve the Waiver from the Land Development Regulations, Section 202-3.3.3.B(5) Topography/Soils, Per RSA 674:36, II (n) for the strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations.

### **The Board voted to grant the application with the following conditions:**

1. The 8 existing non-native grasses in the 75 sq. ft. garden should be replaced with 8 native grasses or plantings;
2. If possible, save the *rosa ragosa* bushes, and keep as many trees as/where possible;
3. The construction shall take place between Labor Day to Memorial Day and on Mondays through Fridays between 7:00AM to 5:00PM and Saturdays may be added once the exterior is completely roughed and the interior construction begins.
4. Compliance with the Notes on Sheet C-2 of the Site & Utility Plan;
5. The legal fees for Town Attorney shall be paid;
6. The driveway shall be 100% pervious on subject property;
7. The driveway shall be maintained seasonally;
8. There shall be no roof(s) on the deck(s); a note added to the plans stating such; and
9. There shall be a note added to Sheets C-2, A1.01, and A2.0 that subject property is above sea rise elevation.

June 10, 2020

Date

Kimberly M. Reed, for

Patricia Losik, Chairman  
Rye Planning Board

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