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Password: 042691  
Call-in Number: 646-558-8656**

**MEETING AGENDA**

**BUSINESS**

- Approval of August 5 and August 26, 2020 Meeting Minutes

**APPLICATIONS**

1. **Christopher Rinko of 10 Cooper Lane, Apt 207, Bedford, NH for property owned and located at 218 Locke Road, Tax Map 12, Lot 5** requests variances from §190-6.3 B to demolish an existing structure and replace it with new; from §190-2.3.C(2) for a retaining wall 1' from the left side boundary where 20' is required; from §190-2.3C(2) for house 9.9' from the left side boundary and 13.05' from the right side boundary where 20' is required; and a waiver from building code §35-14.C(2) for 2' of separation from the seasonal high-water table and bottom of the effluent disposal area for septic system where 4' is required. **Property is in the Single Residence District. Case #26-2020.**
2. **Seacoast Apart-Hotels LLC for property owned and located at 741 Ocean Blvd, Tax Map 23.1, Lot 28** requests a special exception pursuant to §190-7.1 and §190-5.1.C for two signs where one is allowed. **Property is in the Business, Coastal Overlay Districts. Case # 31a-2020.**
3. **Seacoast Apart-Hotels LLC for property owned and located at 741 Ocean Blvd, Tax Map 23.1, Lot 28** requests a variance from §190-5.1. A (2) for two 2-sided signs totaling 44 sq. ft where 16 sq. ft. is permitted. **Property is in the Business, Coastal Overlay Districts. Case # 31b-2020.**
4. **Derek Brucato & Seana Zelanzo for property owned and located at 391 Central Road, Tax Map 8, Lot 6** request variances from §190-6.3.A for expansion of a non-conforming structure and from §190-2.C.3 for building 10' from the front boundary where 40' is required. **Property is in the Single Residence District. Case #32-2020.**
5. **Robert & Lori Wright, Trustees of the Wright Family Revocable Trust for property owned and located at 64 Alehson Street, Tax Map 16, Lot 46** request variances from §190-2.3.C.2 for a generator 8' from the side boundary where 20' is required; and from §190-3.1.H.2(a),(e) and (g) for changes in landscaping for a patio, retaining wall and to remove 4 trees and add a gas firepit all in the wetlands buffer where 75' is required. **Property is in the Single Residence District. Case #33-2020.**
6. **Patricia Brown and the Rye Conservation Commission for property owned and located at 81 West Road, Tax Map 6, Lot 9** request a variance from §190-2.3. C. (1) for a shed 1.7' from the side boundary where 20' is required. **Property is in the Single Residence District. Case #34-2020.**
7. **Anne Whitney Architect for Todd Cronin & Karen Stewart for property owned and located at 546 Washington Road, Tax Map 16, Lot 204** requests variances from §190-6.3A for expansion of a nonconforming structure; from §190-6.3.B to demolish an existing barn; and from §190-2.3.C. 2 for a new barn 8.47' from the left side boundary where 20' is required. **Property is in the Single Residence District. Case #34-2020.**

8. **Jay Mason & Jacqueline Doherty of 77 Tyler Park, Lowell, MA for property owned and located at 4 Washington Road, Tax Map 13, Lot 40** request variances from §190-2.4C(2) for a dwelling 6.6' from the left side boundary where 20' is required; from §190-2.4.C(3) for a dwelling 7.5' from the front boundary where 16.8' is required; from §190-3.4.E for dwelling coverage 21.2% where 15% is required; from §190-3.1.H(2)(a)(b) & (g) for building 78.9' from the tidal wetland buffer where 100' is required and for 41.5' from the fresh water buffer where 75' is required and for a septic 90' from the tidal wetland buffer where 100' is required and 81' from the fresh water buffer where 75' is required; and requests waivers from the building code §35-14.B(1)(a)(2) and §35-14(C)(1) for a septic system 4' from ledge where 6' is required; from §35-14B(5) for septic 9' from the left side boundary where 20' is required; from §35-14B(2)(a) and §35-14D(1)(a) for septic system 41.5' from the fresh water buffer where 75' is required; from §35-14D(1)(a) for a septic system 90' from the tidal marsh buffer where 75' is required; and from §35-14F(1) for new construction standard compliance. **Property is in the General Residence, Coastal Overlay District. Case #35-2020.**
9. **Lawrence L. Tierney & Mary R. Tierney Revocable Trusts, Lawrence & Mary Tierney, Trustees of 72 Mirona Road, Suite 4, Portsmouth NH for property owned and located 1 & 3 Cable Rd, Tax Map 5.3, Lots 43 and 44** request variances from §190-2.3.C(1)(3) for a house 3.9' from the rear boundary where 23' is required, for a house 16.2' from the side boundary where 20' is required and a porch 23.6' from the front boundary where 40' is required; from §190-2.3.C(5) & 3.4.D for dwelling coverage of 21.1% where 15% is required and lot coverage of 26.4% where 15% is required; from §190-3.4.D for a ridge height of 28.2' and cupola height of 33.29' where 30' is required (for Freeboard) and from §190-6.3.A and §190-6.3B for replacing a non-conforming structure. **Property is in the Single Residence, Coastal Overlay District and SFHA, Zone AO+1. Case #36-2020.**
10. **Brian K. & Carrie-Ann B. Carlson of 690 Lancaster Ave, Lunenburg, MA for property owned and located at 24 Glendale Road, Tax Map 20,2, Lot 129** request variances from §190-2.4C(3) for a home 16.5', a deck 13.7' and a walkway +/- 3' from the front boundary; from §190-2.4C(2) for a home 11.8' from the left side boundary and for the home 14.2' and deck 7.9' from the right side boundary; from §190-5.0.B for 2 parking spaces less than 10' from any lot boundary; §190-6.3B for replacement of a nonconforming structure; and a waiver from the building code §35-14B(5) for a septic system 10' from the side boundary where 20' is required. **Property is in the General Residence, Coastal Overlay District. Case #37-2020.**
11. **Mary H. Murphy Westover for property owned and located at 9 Perkins Road, Tax Map 5.2, Lot 123** requests variances from §190-2.4C(1) for a rinsing station 12.6' from the rear boundary where 25' is required and from §190-6.3A for expansion of a nonconforming structure. **Property is in the General Residence, Coastal Overlay District. Case #38-2020.**
12. **David Eckman, owner representative for Todor & Pauline Simeonov for property owned and located at 0 Brackett Road, Tax Map 17, Lot 65** request an Administrative Appeal per §190-7.2 of Rye Zoning Ordinance to appeal the building inspector's letter dated 7-27-2020 that the construction of the stonewall is within the wetland buffer. **Property is in the Single Residence District. Case #39-2020.**

Burt Dibble, Clerk