

PLANNING AND ZONING DEPARTMENT

In 1952 the voters of Rye granted the Planning Board the authority to regulate the subdivision of land, and in 1980 the voters granted the Planning Board the authority to regulate site plans for non-residential and multi-family residential development. The Planning and Zoning Department is headquarters for Planning Board and Zoning Board of Adjustment activities. (See also Zoning Board of Adjustment) The Planning and Zoning Administrator, Kim Reed, works closely with the Planning Board, its subcommittees and the Board of Adjustment. The Planning and Zoning Administrator serves as the liaison between the Planning Board, Zoning Board of Adjustment, Attorneys, Developers, Land Owners and the public, helping anyone interested in learning about what they can do within the Rye Zoning Ordinance and Land Development Regulations through understanding the regulations for development and assisting all interested parties to comprehend the potential impact of proposed projects.

The Planning and Zoning Administrator collaborates with other town Departments, and Commissions, such as the Building Department, Fire Department, Public Works Department, Rye Water Department, Police Department and the Conservation Commission to ensure that applications brought to the Planning Board are reviewed by all departments before public hearing in order to achieve the best results for the Town of Rye. The Planning Board is responsible for updating and regulating the Land Use Regulations, Zoning Ordinance, Floodplain Ordinance and Town's Master Plan.

Information and services available at the Planning Department include:

- Assistance with completing Planning Board applications.
- Application review for conformance with Site Plan/Subdivision regulations.
- Recommendations for approval or denial of applications for Site Plan Review, Subdivision of Land and Special Permits (wetland impact).

- Assistance to the public in understanding the town's zoning ordinances with respect to Site Plan and/or Subdivision applications.
- Information on the Rye Master Plan.
- Planning Board meeting agenda minutes.

The Planning Board meets on the second Wednesday of each month at 7:00 PM in the Court Room of Rye Town Hall. The deadline for submissions is the second Friday of each month. Those wishing to appear before the Planning Board must apply for a hearing at least twenty-one business days prior to the first meeting in the month they want to be heard. All permit applications must be complete and must be submitted prior to the meeting. The Technical Review Committee meets two weeks before the Planning Board to review the application for completeness. Visit or call the Planning Department to find out which permit applications are required for your project and for assistance in completing them. The Planning and Zoning Administrator may be reached at (603) 379-8081. The office is on the first floor of Town Hall and is open Monday through Friday from 8:00 AM to 3:00 PM.

Visit the Planning Board page on the Rye website <http://www.town.rye.nh.us> for schedules, deadlines, fee information, forms, regulations and downloads.