

RYE PLANNING BOARD

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

Notice of Decision.

- Applicant/Owner:** Bluestone Properties of Rye, LLC
- Property:** 33 Sagamore Road, Tax Map 24, Lot 6
Property is in the Business District
- Case:** Case #02-2021
- Application:** Major Site Development Plan by Bluestone Properties of Rye, LLC for property located at 33 Sagamore Road, Tax Map 24, Lot 6 to construct a new 3,496 sf farmstead building and provide associated parking and driveways. Property serviced by the City of Portsmouth municipal water and sewer. Property in the Business District. Case #02-2021.
- Date of Decision:** Tuesday April 13, 2021
- Decision:** **The Board voted 6-0-0 to conditionally approve the Major Site Development Plan.**

CONDITIONS OF APPROVAL

1. The March 24, 2021 plan set shall be revised as follows:
 - a. Architectural elevation drawings should show lighting fixtures attached to building.
 - b. Remove Note 4 from Sht. D-3, as recommended by Sebago.
2. A complete stamped version of the drainage report with supporting calculations should be submitted for the planning board's records, as recommended by Sebago.
3. Sufficient funds shall be placed in escrow with the planning board to pay final statements of planning board engineer and town counsel.
4. Applicant shall sign an Escrow Agreement and post escrow for planning board engineer's monitoring of site improvements. Amount to be determined by planning board engineer.
5. City of Portsmouth approval of water and sewer connections shall be obtained.
6. Demolition permit shall be obtained.
7. Planning board chair may sign plans when foregoing conditions Nos. 1-6 are met.
8. The *Foye's Farmstead Landscape Maintenance Plan* shall be attached to these conditions and followed.

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

9. Water lines and appurtenances and sewer connections shall be constructed in accordance with Portsmouth Water and Sewer Department requirements.
10. For the purposes of RSA 674:39 "Active and Substantial Development or Building" shall be completion of demolition of the existing building.
11. As-built plans for all site improvements shall be submitted to the planning board (3 sets).
12. Per Section 303.7 of the *Land Development Regulations*, this conditional approval shall expire in 18 months if the chair has not signed the plan as the result of the applicant's failure to meet those conditions necessary to permit the chair to sign the plan.

4-16-21

Date

Patricia O. Losik

**Patricia Losik, Chairman
Rye Planning Board**