

# RYE PLANNING BOARD

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

## WAIVERS

### Notice of Decision

**Applicant/Owner:** Arthur & Sharon Pierce Rev. Trust, Arthur & Susan Pierce, Trustees

**Property:** 251-279 Pioneer Road, Tax Map 24, Lot 117  
Property is in the Single Residence District.

**Application case:** Case #13-2021


**Application:** Major Subdivision for a Condominium Conversion for property owned by Arthur & Sharon Pierce Rev. Trust, Arthur & Susan Pierce, Trustees for property located at 251-279 Pioneer Road, Tax Map 24, Lot 117 to convert 8 dwelling units in 4 duplex structures into 8 condominium units. Property is in the Single Residence District.

**Date of decision:** September 13, 2022

**Decision:** The Board voted 6-0-0 to grant the following Waivers:

- 202-11.4 Landscaping planting plan since it is a fully developed site with no physical changes to the site. A landscaping plan is not warranted.
- 202-10.2.A-I Outdoor lighting design because it is a fully developed site and adherence to the lighting is not warranted.
- 202-6.7.(2)(2) Septic system standards because Dennis Plante witnessed the test pits on behalf of the Town and reviewed and approved the data prior to its submission to the state.
- 202-63.B to J Site design standards because this is a fully developed site and no physical changes to the site are proposed. Compliance with design standards for a site that has already been designed and is presently in use is not warranted.
- 202-3.5(B)(1)(c) Building Elevations because formal building elevation drawings are unnecessary for this fully developed site. No physical change to the site is proposed. In lieu of architectural elevations, the applicant submitted photos of all buildings from all sides.
- 202-3.5(B)(1)(a) Final stormwater management plan because this is a fully developed site. No physical changes to the site are proposed. The contemplated change from tenant occupancy to owner occupancy is not an extension of a non-conforming use under NH law.

9/15/2022  
Date

  
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.