

PLANNING BOARD

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner: The Sagamore Group, LLC

Property: 15 Sagamore Road, Tax Map 24, Lot 22
Property is in the Single Residence and Commercial District.

Application case: Case #10-2022

Application: Amendment to the Condition #13 of the Conditions of approval granted on 1/17/2023 and amended on 4/3/2023 for the Major Subdivision, Multifamily Residential Site Development Plan and Special Use Permit by The Sagamore Group, LLC for property owned and located at 15 Sagamore Road, Tax Map 24, Lot 22 to construct three single-family condominium dwellings on the back of the lot and two commercial buildings on the front of the lot. Property is in the Single Residence and Commercial District. Case #10-2022.

Date of decision: June 20, 2023

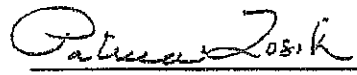
Decision: **The Board unanimously approved: The applicant is in agreement that demolition and stabilization means: demolition, clean-up of debris, regrading inclusive of filling in foundation, septic, and/or other holes, consistent with RZO §190-5.7 Stormwater Management, and revegetating the site to stabilize the soils which may include re-sodding.**

Amend Condition 13-A as stated below with new language italicized and in bold:

Applicant and/or Developer shall supply an estimate of the costs for the restoration of the Property should the Applicant and/or Developer commence demolition of any existing residential structures but does not proceed with the work authorized by this Approval prior to the expiration of this Approval. Applicant and/or Developer shall further supply a performance bond or other acceptable form of surety in an amount sufficient to ensure the removal of any demolition debris, the stabilization of soils, and the re-sodding of any disturbed areas in accordance with construction best management practices. Said restoration bond shall be in a form and substance acceptable to Town Counsel. Upon the Applicant and/or Developer providing such restoration bond, the Applicant and/or Developer may obtain demolition permits and may commence demolition of existing residential structures of the Property. This restoration bond shall be released *upon completion of demolition and site stabilization as approved by the town engineer or upon the Applicant and/or Developer providing the Town with the performance bond and/or other surety required by Condition 13 or by April 3, 2025, whichever comes first.*

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 703 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30 day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

6/22/23
Date


Patricia Losik, Chairman
Rye Planning Board

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