

RYE PLANNING BOARD

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

Notice of Decision

Applicant: Georgia Nagle, applicant

Owner: Samonas Realty Trust

Property: 1215 Ocean Blvd, Tax Map 17.3, Lot 6
Property is in the General Residence, Business District and Coastal Overlay District and SFHA- Zone AO

Application case: Case #07-2023

Application: Minor site development plan for change of use of a restaurant, update seating, indoor and outdoor.

Date of Decision: Tuesday May 16, 2023

Decisions:

Waivers: The Board voted unanimously to grant the waivers to the Land Development Regulations, such grant will properly carry out the spirit and intent of these regulations:

§202-3.5A – The restaurant would like to take advantage of the upcoming summer season and would like to expand the seating at the restaurant to maximize the potential for food service and beach attending customers and locals. There will be no other changes to the site, using the number of allowed seats per previous operators and readjust to allow for indoor and outdoor seating.

§202-3.4B – for a change or expansion of use, to take advantage of upcoming summer season, and site seating of previous operators to allow indoor and outdoor seating.

§202-3.4A - No physical changes on the site to increase indoor and outdoor seating.
Article VI, Land Development Standards - No changes to outside of building, not necessary.

Article VII, Construction Performance Guarantee and Inspections – No work on site, not required.

Article VIII, Construction Site Runoff - Erosion and Sediment Control – No work on site, not required.

Article IX, Post-Construction Stormwater Management Standards – No work on site, not required

Article X, Outdoor Lighting Standards – No changes to outdoor lighting, not required

Article XI – Landscaping Standards - No changes on site, not required.