

RYE PLANNING BOARD

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

NOTICE OF DECISION AND FINDINGS OF FACT TOWN OF RYE PLANNING BOARD

Applicant/Owner: Sverge & Catie Gupta
Addresses: 80 Central Road, Tax Map 12, Lot 58
ZONE: Property is in the Single Residence District
CASE NO: #02-2024

Request: Conditional Use Permit Application for an Accessory Dwelling Unit by TMS Architects for Sverge & Catie Gupta for property owned and located at 80 Central Road, Tax Map 12, Lot 58 per Section 5.6 of the Rye Zoning Ordinance. Property is in the Single Residence District. Case #02-2024.

The Rye Planning Board issues this Notice of Decision and Findings of Fact in accordance with RSA 676:3. In issuing this Notice of Decision and these Findings of Fact, the Planning Board incorporates such facts and evidence as are reflected in the submittals and meeting minutes associated with this matter that are supportive of the decisions and Findings of Fact contained herein.

FACTUAL FINDINGS

1. The property is located at 80 Central Road, Tax Map 12, Lot 58 (“**the Property**”).
2. The Property is owned by Sverge & Catie Gupta (“**the Applicant**”).
3. The Property is approximately 1.01 acres in size with 159.01 feet of frontage on Central Rd.
4. The Applicant submitted a Conditional Use Permit Application for an Accessory Dwelling Unit on February 15, 20, 2024. Included in the application is an ADU completed checklist, set of plans from TMS dated 1-26-2024, first floor plans A101 dated 1-23-2024, RCP & Roof Plan A103 dated 1-23-2024, Building Elevations Plan A200 dated 1-23-2024 and Building Sections Plan A300 dated 1-23-2024.
5. Email from Deputy Fire Chief, Kevin Wunderly received on February 14, 2024, which states that they find no issues with the project.
6. The application was emailed to Maddie Dilonno, RPC on February 16, 2024.
7. Email to Shannon Alther, Principal for TMS Architects on February 15, 2024, confirming that Rye Water District’s initials on checklist.

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

Motion by _____ to approve the Decision, seconded by _____ in a _____ vote.

CONDITION OF APPROVAL

- 1. The following condition:
 - a. That receipt of NHDES approval relative to the adequacy of such system be received.
 - b. That receipt acknowledged on the cover sheet of the final drawings

Any party aggrieved by this decision has the right to seek judicial review of this decision by filing an appeal to the Rockingham County Superior Court within thirty (30) days of the date of the hearing at which the Board voted to take the action set forth herein, unless such decision related to the application, construction, or interpretation of the Rye Zoning Ordinance, in which case, an aggrieved party may appeal such decision to the Rye Zoning Board of Adjustment in accordance with RSA 676:5 and the Zoning Board of Adjustment Rules of Procedure.

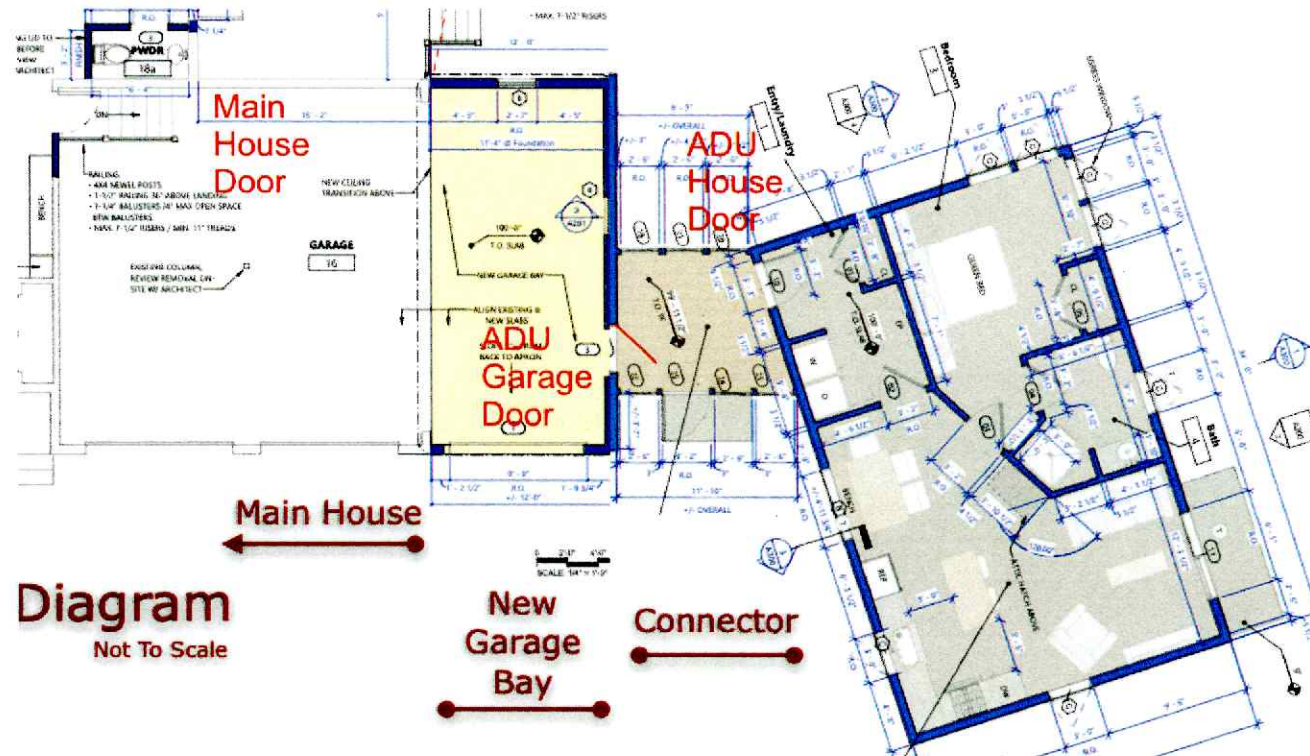
Date

Patricia Losik, Chairman, Rye Planning Board

Kim,
Thanks for the email.

Maddie,
We do have an interior door at the right side of the 3rd bay (new bay.) When I put the two plans together, the door slab was hidden.
See image for ADU garage door which is the “red line.”

I can review further if helpful.



Shannon Alther, AIA