

# Long Range Planning Committee: October 29, 2024 Meeting Minutes

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## **Present:**

Planning Board: Steven Borne, Patricia Losik, Bob Eberhardt

Town: Kara Campbell, Land Use Administrator

RPC: Jenn Rowden Land Use Program Manager

Call to Order & Pledge: 9:05 AM ET

## **Summary:**

The Phase III Grant request has been submitted.

This committee would like to review the document prior to the November 19<sup>th</sup> Planning Board meeting. Target for draft for this group is November 8<sup>th</sup>.

The final Land Use Regulation Audit does not have to be approved immediately, so with a busy Planning Board agenda, final approval can be delayed.

## **October 15<sup>th</sup> Draft Land Use Regulation Discussion:**

The final document will have a Table of Contents.

Jenn Rowden walked through areas she had questions and wanted to discuss.

Document text reference available documents should be hyper-link. The full URL can be at the end of sections for reference.

In the Key Findings section, Infill can cover several things, so this should be explained a little bit more, so that is clear. While these don't have to be prioritized grouping by direct housing enablers and the infrastructure/hazards could be together.

The Housing Strategy images will have a reference page or link to the Toolbox page to help people find them.

Member Borne is still not a fan of the symbols being used on the Impact Matrix as he does not feel they are intuitive. The Smiley faces are, the others are not.

The current format of two housing strategies per page does not work well and we should return to the full table showing all Housing Strategies. Ideally all Housing Strategies with the Impacts should be able to fit on one page.

Planning Board Chair Losik had a set of comments on sticky notes that were provided to Jenn Rowden. Some of these are in the Housing Terminology section.

There should be consistency across the sections when on the discussion about the need for sewer infrastructure. The robust text should be in all sections.

Where there are numerical limits for Retirement Community Units, where we are on Workforce Housing units, ADUs, Amnesty ADU, etc.. those numbers should be in the Existing conditions.

What Rye has discussed about a TIF for a Rt. 1 sewer could be better described. Jenn Rowden could use some support from the town on those details.

Member Borne provided his marked-up revision copies to Jenn Rowden. The ones that are more commentary do not need to be included. While Workforce housing uses income as the metric, for housing in Rye, Net Worth is more relevant as there are many high net worth people coming into the community, but they do not currently have high income.

Another example is Sea Glass Lane. While the intent was for these to be more affordable the volume of planning board waivers and non-approved actions by current owners (screening decks and finishing basements) have contributed to the much higher market price.

Discussed that the acreage numbers for Conservation Developments could be lowered to make it more attractive, but suitable locations may be a larger factor.

### **August 29<sup>th</sup> Meeting Minutes Review**

Member Losik and Eberhart both had a suggestion. Member Borne will correct and provide to Administrator Reed.

Motion to approve by Pat Losik, seconded by Bob Eberhart, All In Favor.

Motion to adjourn by Pat Losik at 10:00am. Seconded by Bob Eberhart. All in Favor.