

RYE PLANNING BOARD

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

Notice of Decision

Applicant/Owner: Charlene and Rick Williams

Addresses: 11 Straws Point Road, Tax Map 9.1 Lot 09, Rye NH
5 Wildwood Lane, Tax Map 8.4, Lot 84, Rye NH

Request: Lot Line Adjustment

Date of Decision: Tuesday December 17, 2024

Decision: **Findings of fact:**

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 properties are located at 11 Straws Point, Tax Map 9.1, Lot 08 and 5 Wildwood Lane, Tax Map 8.4, Lot 84 (“**the Properties**”).
2. The Properties are owned by Charlene and Rick Williams (“**the Applicant**”).
3. The Properties are in the Single Residence District, Coastal Overlay and Wetlands Conservation District and Special Flood Hazard Zone AO(3).
4. The applicant received a special exception from the Board of Adjustment on November 6, 2024, with the conditions that a certified wetland inspection included with the project as-built plans and not to impede a certificate of occupancy.

§190-3.1G.2/3.1.H(2)(f) for a ROW 41.2’ from tidal wetland
§190-3.1G.2/3.1.H(2)(f) for a ROW 0’ from freshwater wetland.

5. The applicant received variances from the Board of Adjustment on November 6, 2024 as presented:
 - a. §190-3.1.F.7/3.1.H(2)(a)(e)(f) and (g) for a seawall 22.’ +/- and ROW 41.2’ in the tidal wetland
 - b. §190-3.1.F.7/3.1.H(2)(a)(e)(f) and (g) for a ROW 0’ from fresh water wetland
 - c. §190-3.1.F.7/3.1.H(2)(a)(e)(f) and (g) for a house 25.3’, a generator & AC’s 27.4’ from fresh water wetland
 - d. §190-6.3.B for demolition of two houses and reconstruct one.

6. Alex Ross, Ross Engineering, LLC submitted the application on behalf of the applicant.
7. The application was emailed to Maddie DiIonna, RPC on November 15, 2024.
8. Department Head requests were emailed to all departments on December 4, 2024.
 - a. Response from Jason Rucker, DPW Director that the DPW had no comment at this time. The road is private and a subdivision which the department does not provide maintenance for.
 - b. Response from Arik Jones, RWD Superintendent that the property is not within the RWD jurisdiction.
 - c. Response from Kevin Walsh, no comment at this time
9. A memorandum by Maddie Dilonno, RPC Circuit Rider with the following message:
10. On December 17, 2024, the Planning Board conducted a public hearing on the application. The draft conditions of approval were reviewed and agreed upon by the Applicant.
11. On December 17, 2024, The Planning Board issues this Notice of Decision and Findings of Fact.

DECISION

12. After review of all submittals provided and statements made during the record, the Board grants the Lot Line Adjustment between Charlene and Rick Williams 11 Straws Point Road, Tax Map 9.1 Lot 09 and Charlene Williams 5 Wildwood Lane, Tax Map 8.4, Lot 84. Adjust the lot line between the owner's two properties to allow the construction of a new house. Both properties in the Single Residence District, Coastal Overlay, Wetlands Conservation District and SFHA Zone AO(3). Case #13-2024.

Motion by _____ to grant the Lot Line Adjustment between Charlene and Rick Williams 11 Straws Point Road, Tax Map 9.1 Lot 09 and Charlene Williams 5 Wildwood Lane, Tax Map 8.4, Lot 84.. Seconded by _____ All approved.

Date

Patricia Losik, Chairman, Rye Planning Board