

RYE PLANNING BOARD

10 Central Road Rye, NH 03870 (603) 379-8081

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

Applicant: WBTSCC Limited Partnership
Addresses: 60 Wentworth Road, Tax Map 24, Lot 61-26
Zone: Property is in the Single Residence District
Case No: Case #01-2025

Request: Major Site Development Plan by the Wentworth by the Sea Country Club for property owned by WBTSCC Limited Partnership and located at 60 Wentworth Road, Tax Map 24, Lot 61-26 to make improvements to the existing pool area by expanding the pool house, pool deck and tennis patio over what is currently a tennis court. Property in the Single Residence District. Case #01-2025.

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 owned by WBTSCC Limited Partnership (“**the Applicant**”).
2. The Property is approximately 110 acres and currently contains a golf course, clubhouse, event space and other country club amenities.
3. The property is located in the Single Residence District.
4. The Applicant applied to the Planning Board on December 20, 2024, to be placed on the January 21, 2025, agenda.
5. A copy of the application was emailed to Maddie DiIonno, RPC Circuit Rider; Steve Harding, Town Engineer at Sebago Technics; and Eric Maher, Town Attorney and Department Heads on January 9, 2025.
 - a. Response from Kevin Wunderly, Deputy Fire Chief that the fire department does not have any questions or concerns at this time.
6. The Applicant is requesting waivers to the following sections of the Land Development Regulations:
 - ❖ *Planning Board Approvals do not include building permits; please check with the Building Inspector’s office before any and all construction.*

- Rye LDR Article 202 Section 3.5.B(1)(d) – Plant Maintenance Plan
- Rye LDR Article 202 Section 6.2.B(8)(d) – Assessment of Complete Streets
- Rye LDR Article 202 Section 3.5.B(1)(g) – Lighting Plan

7. On Tuesday, January 21, 2025, the Planning Board conducted a public hearing on the application for Major Site Development Plan by the Wentworth by the Sea Country Club for property owned by WBTSCC Limited Partnership and located at 60 Wentworth Road, Tax Map 24, Lot 61-26 to make improvements to the existing pool area by expanding the pool house, pool deck and tennis patio over what is currently a tennis court. Property in the Single Residence District. Case #01-2025.
8. On Tuesday, January 21, 2025 the Planning Board issued this Notice of Decision and Findings of Fact.

DECISION

Motion by ____ to grant a waiver from ____, Section ____ from ____ requirement that strict conformity would present an unnecessary hardship and granting a waiver under such circumstances is not contrary to the intent or spirit of the regulations. Seconded by ____.

Motion by ____ to grant a waiver from ____, Section ____ from ____ requirement that strict conformity would present an unnecessary hardship and granting a waiver under such circumstances is not contrary to the intent or spirit of the regulations. Seconded by ____.

Motion by ____ to grant a waiver from ____, Section ____ from ____ requirement that strict conformity would present an unnecessary hardship and granting a waiver under such circumstances is not contrary to the intent or spirit of the regulations. Seconded by ____.

Motion by ____ for a Major Site Development Plan by the Wentworth by the Sea Country Club for property owned by WBTSCC Limited Partnership and located at 60 Wentworth Road, Tax Map 24, Lot 61-26 to make improvements to the existing pool area by expanding the pool house, pool deck and tennis patio over what is currently a tennis court. Property in the Single Residence District. Case #01-2025, per the Notice of Decision and Finding of Facts, as amended. Seconded by ____ Vote ____.

Conditions of Approval:

