

Long Range Planning Committee: March 3, 2025 Meeting Minutes

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Present:

Planning Board: Steven Borne, Patricia Losik, Bob Eberhardt

Town: Kara Campbell, Land Use Administrator, Kim Reed Planning and Zoning Administrator

RPC: Madeleine Dilonno Rockingham Planning Commission (RPC) for Jennifer Rowden

Call to Order & Pledge: 8:05 AM ET

Summary:

As discussed at a Master Plan Steering Committee meeting, Jennifer Rowden had explained that Rye did not receive the Phase III Grant to fund the work researching and producing the first suggestions towards creating an environment that could result in additional Rye housing.

To move to the next step, RPC created a table that compared Goal to the Level of Effort to Implement (Low, Med High).

[Click Here](#) for the full Table

Rye Land Use Audit Action Table and Prioritization DRAFT

****Level of effort to implement is approximate and based on RPC’s general knowledge and experience working with other communities. Further assessment is recommended when considering these housing strategies.*

Goal (From Land Use Audit)	Level of Effort to Implement (Low, Med, High)
Accessory Dwelling Units	
1. Investigate offering pre-approved ADU designs and educational materials that can speed up the permitting process.	<i>Low-Medium</i> – Many ADU resources exist that could be tailored to Rye. See Portsmouth ADU webpage . Requires staff time to review and customize materials.
2. Evaluate existing system for keeping track of new and old ADUs and identify if there are opportunities for improvement.	<i>Low</i> – System already maintained by town staff. Minor updates could be addressed through internal review and discussions.

RPC also generated Prioritized List of Actions based on Time Frame and effort. These can be found at the end of the table.

Prioritized List of Actions:

Top Priorities (Short-term, low effort)

These actions could potentially be implemented quickly but would still require discussions with town staff and boards and some level of public engagement.

Regulation Changes:

Article 190-4.1 Retirement Community Developments (RCDs)

1. Amend Section 190-4.1(D) of the Zoning Ordinance to allow Retirement Community Developments on lots less than

Discussion of how these tasks could/should/will fit into the Master Plan implementation plans and what can be driven independently.

RPC explained that all of the possibilities must address Water and Septic concerns. Discussion determined that we should begin with understanding what the constraints are for Water and Sewer. It was decided that Rye Water and Aquarion should be invited to the April Planning Board to discuss what they think about the different housing options, concerns, and suggestions. A similar discussion is needed with the NH DES for Septic systems and the differences across housing options and locations in Rye. For example, in Parsons Creek Watershed, Aquifer protection zone and other environmentally sensitive areas.

Administrator Kim Reed will draft the invitation to the Water Departments and NH DES so they can come prepared to discuss what the Planning Board needs to learn/hear. Steven Borne will work with Kim Reed to complete the draft before it is shared with the rest of the LRP team.

Discussion of the Housing Strategies:

Starting with ADU, Planning Board Chair brought up [2025 HB 577](#) that if passed as is will allow for an ADU to be built during new construction and states that a municipality “shall” allow a detached ADU.

If by right than Detached ADU could fall straight to the Building Inspector for permitting.

After discussing the first set of Housing Strategies, LRP determined to take the following actions to move forward.

April Planning Board: Hear from Rye/Aquarion Water and NH DES on the first Housing strategies

May Planning Board: Discuss ADU/DADU and was of lowering obstacles for residents to add additional housing

June Planning Board: Discuss Age Friendly Housing

July Planning Board: Discuss Cluster Development and if segments from Form Based Code will be applicable.

For Adaptive Reuse, these properties may all be unique and the Planning Board could start building the list of all structures that could fit into this category.

When discussing the Retirement Community Development, the number of allowable units only permits ten (10) more and that may not be sufficient to support another development.

The restrictions placed on these were discussed. As the number of locations where these could be built maybe limited, the value of the constraints may not add much value and just add complexity.

Part of the Planning Board discussion should be about removing some of the restrictions that were included for the original ordinances.

If no one has even attempted to build a Cluster Development, then the Planning Board should work to understand if the “rules” are what is preventing this Housing Strategy from being implanted.

Motion to adjourn at 9:07 by Pat Losik, seconded by Bob Eberhart. All in favor.