

TOWN OF RYE - BOARD OF ADJUSTMENT

Wednesday, September 2, 2026

7:00 p.m. - Rye Town Hall

Members' Present: Chair Shawn Crapo; Member Gwendolyn Blouin; Member Frank Chiaramitaro III; Member Chris Piela; Alternate Patrick Driscoll

Also in attendance, Kimberly Reed, Planning & Zoning Administrator

CALL TO ORDER

Chair Crapo called the meeting to order, pledge of allegiance, introductions. He welcomed attendees and outlined meeting procedures and ground rules.

Minutes: June, July, August

June 3rd Minutes: Motion to approve by Frank, seconded by Gwen. Abstained were Patrick and Chris. Vote 3-0-2.

July 1st Minutes: Chris page 5, 3rd paragraph "Chimney to nonconform, not the ocean". Page 9, middle of page, Strike sentence starts with Piela. Motion by Chris, second by Gwen, Abstain was Patrick. Vote 4-0-1.

August 5th: Motion by Gwen, Second by Chris. Abstain Patrick. Vote 4-0-1.

Motion to continue Chad S. Fitton for property owned and located at 1278-1280 Ocean Blvd., Tax Map 17.3, Lot 60 to the October 7, 2026 meeting, second my Gwen. All Agree, vote 5-0-0.

Motion to continue the Administrative Appeal by Renee Manganaro-Enright, Trustee for property owned and located at 155 Cable Rd, Tax Map 8.1, Lot 13 on building permit issued for property at 446 Central Road by Gwen, Second by Chris. All agree, motion 5-0-0.

1. Michael Garrepy applicant for property owned by Phyllis Darragh Irrevocable Family Trust and located at 110 Brackett Rd., Tax Map 22, Lot 94 requests variances from 190-3.1.F(2)&(9)/190-3.1.H(2)(a)(b)(d)(2) & (f) for cutting trees, foundation drain 25', paved access driveway 42', grading 55' and 63', septic grading 64', retaining wall 75', pump chamber 79', septic tank 80', house overhang 82'/85', leach field 90' and cutting trees where 100' is required; from 190-5.12.B(3)/C(1)(2) and D(1)(a) for Advance Treatment Septic System SHWT 2' where 4' to SHWT is required, for ledge 4' where 6' is required

and for leach field 90' where 100' buffer is required. Property is in the Single Residence, and Wetlands Conservation District. Case #25a-2026.

2. Michael Garrepy applicant for property owned by Phyllis Darragh Irrevocable Family Trust and located at 110 Brackett Rd., Tax Map 22, Lot 94 a special exception from pursuant to 190-7.1.A.3 and 190-3.1.G(1)(2) for utilities and a paved driveway 42' from the buffer where 100' is required. Property is in the Single Residence, and Wetlands Conservation District. Case #25b-2026.

Chair Crapo opens the first application and a reminder that this is a continuation from the previous month. The hearing was left open so that the abutters could respond. Last month the applicant and his team presented. Chair asked Attorney Tim Phoenix for a recap and talk about the landscaping.

Attorney Tim Phoenix with Mike and Amy Garrepy, Marc Jacobs, Alex Ross and the owners, the Darragh family.

Member Driscoll states that he was not present the month before but he watched the livestream, although he could not see what they were pointing at, he has a good understanding to proceed sitting on this case.

Attorney Phoenix, not repeat but would like a chance to respond after the abutters. He points out that there was a letter by SELT and submission today the plantings along the driveway, ways propose beauty and buffer.

Open Public Hearing.

Chair Crapo stated he received today a lengthy letter by Victory, it will take a few minutes to read through.

Jenny Sideris 100 Brackett Rd, said that she has been in Rye 14 months, concern water, low lying area, land slopes and worried about water, she shares concerns with RCC prefers the driveway stay unpaved, her opinion make it not slope toward her house.

Chair Crapo points out that gravel is same as pavement it does not let the water filtrate, it is impermeable, when analysis is done same as asphalt.

Evan Sideris 100 Brackett Rd., raised the paving concern.

Mrs. Sideris stated concern with equipment area too wet.

Chair Crapo points out planting plan, asks the Sideris where their septic is located.

Mr. & Mrs. Sideris walk forward and show the board.

Victory Marvin, 50 Brackett Road apologized for the lengthy email sent today, she tried sending last week did not go through. She does not oppose a home on the lot concern there are a lot of variances and special exception. She goes through her letter, she wants more information how water will flow, stated the RCC wants a smaller home.

Chair Crapo said there will be time for the questions, we have wet land, comments about reading through her email.

Ms. Marvin said she has seen the property flood, sees ledge wants more information on field delineation, stormwater or drainage analysis and asks about NHDES approval. Her gut instinct, trouble, not send water on her property. She states, we as abutters want more information.

Chair Crapo asked about septic approvals from NHDES.

Michael Thiel, 34 Brackett Rd says he knows the property and hands out outline for the record.

Gail Richard, 34 Brackett Road hands out the outline.

Mr. Thiel received RCC letter, received SELT letter.

Ms. Richard hands out something to the board.

Mr. Thiel wants to set the context.

Chair Crapo asks him to keep it tied to zoning.

Mr. Thiel talked about the 100' buffer, protecting habitat and wildlife.

Ms. Richard hands out more maps and pictures of habitat.

Mr. Thiel says protection priority zone, his point is it is a highly sensitive area. One of his hand outs by Ms. Richard is a map he downloaded from a hunting app, lots of woodland.

Chair Crapo asks Mr. Thiel to stick to zoning.

Mr. Thiel has pictures of animals traveling that area and Ms. Richard hands out another habitat map from the hunting app.

Chari Crapo stated that the relief they are asking for is the 100' buffer per Berry's Brook but that they felt that the Parson's Creek line was also part of the site, down the middle.

Mr. Thiel continues to go over the hunting maps that the Board was handed.

Chair Crapo points out that this is not raw land, there were structures, house on the lot and Mr. Thiel's analysis is different this lot has a prior history of structures and use.

Mr. Thiele hands out survey of 2005, Ms. Richard hands it out and he talked about the easement and he has filed in court to go back to the original easement, and he rests his case.

John Walsh 60 Brackett Rd., concerns agree with Ms. Marvin.

Attorney Phoenix in his exhibit points out a couple of areas, he comments that the email was just submitted today and says that the applicants have to comply with the Town and submit things in a timely manner for the Board to review and wants the Board to know that in this case abutters are handing things out today and emails, letters sent in within the past 2 days. It is hard to respond especially when this case was heard last month and the abutters had a month to respond and they waited until the last minute. As to Mr. Thiel's law suite and the 2009 survey, that is a private matter, not before this board.

Chair Crapo said in light of fact and engineering team work the "snake version" of the right of way, in the event the ROW went back to old version it would go right through middle of the property and the proposed house. They could continue the application. This application before them is based on the "snake" ROW curving around version easement.

Attorney Phoenix says the easement is not before this board, case law, it is a private matter, and disputes are not before this board. He is appalled that Mr. Thiel claims it is not a road it is an easement.

Mike Garrepy, applicant, talked about the agreement of the easement and if the ROW to change then they would come back to this board.

Member Driscoll acknowledged the dispute of the location of the easement and will take that into consideration.

Attorney Phoenix says there is only 1 easement, moved for intent to build house. Balancing between people's rights and right to develop on the property, there was activity on this lot and a gravel driveway. That lot is mowed today and acknowledges future use and that they would agree to limit fertilizers. He points out Mr. Thiel's home is right on Berry Brook and he wants to stop anyone else from asking for relief for wetlands. He agrees there are maps, Town Maps and he also points out to the Board that their team has experts and they are only asking for 3 variances and 1 special exception. The closest structure will be 75' from wetland and as for future septic permit, own requirements there will be a stormwater management plan and it is an ongoing process.

Chair Crapo stated the building inspector sent an email that they have no objection to house, an as-built will be required and NHDES permits will be needed.

Attorney Phoenix commented on RCC letter and commented on Ms. Marvin's letter. The current gravel drive is impervious, remain impervious. The applicant is a developer and this is going to be his home and acknowledge SELT wants protection as well.

Alex Ross, Ross Engineering wants to clarify the discussion on the ROW. As a surveyor he respected the easement and worked around it and he shows the board an aerial view of the property to show the area where mowed and open land and the existing driveway.

Chair Crapo noted that their application does have the more restrictive 100' buffer

Member Blouin asked how much water off set.

Mr. Ross said it is a multi-staged process when file building permit, there will be silt socks, erosion control measures and stormwater and state permits. Only NHDES permit is septic.

Member Blouin commented on abutters concerns with water.

Mr. Ross said that is explained and addressed in the watershed plan.

Member Driscoll asked if AOS Septic with leachfield for 4 bedroom how design change if house were 2 or 3 bedroom.

Mr. Ross said the septic could change, AOS is pretreatment allows leachfield to be smaller.

Member Driscoll points out leachfield 20' long asks the width and asks if a 2 or 3 bedroom home would be different size than a 4 bedroom home.

Mr. Ross says the length would remain 20' long and width is 10'. If 3 bedrooms, the width remain the same, length change minimal.

Chair Crapo asked if any rain gardens in the stormwater management plan, allow room for them.

Mr. Ross talked about the impact plan, infiltration trench around the house and a foundation drain.

Mr. Jacobs' comments.

Member Piela asks if cut back uphill of easement then water will wash across easement, losing 1' elevation.

Mr. Ross said it would go into infiltration.

Discussion

Mr. Jacobs says to the board to keep in mind, drainage clean, conventional wisdom more buffer.

Member Driscoll asked about the foundation drain.

Mr. Ross said there is a walk out, slab on grade, infiltration trench, pipe tie in both.

Member Driscoll commented on slab 8' grade, run pipe low?

Mr. Ross said pipe about 9.5'

Mr. Jacob's said field has been flagged by the SLAM model, Sea Level Rise scenarios and the stream is manmade.

Chair to Ms. Marvin if she got her answers and Ms. Marvin did not raise any more questions.

Mr. Walsh said he fought with FEMA.

Chair Crapo stated this applicant has applied the more restrictive buffers in their application.

Close public.

Member Piela wants peer review of engineering, given the sensitivity.

Chair Crapo said peer review not change their application, they applied the more restrictive 100' buffer and asks guidance what to do.

Member Blouin says everyone is concerned about water and water movement.

Member Piela said he is stuck with the no fair and substantial relationship test. Motion to continue the application.

Applicant asks for a continuance to the November meeting.

Motion by Chris Piela to move the application to November 4, 2026, meeting to allow for the submission of a stormwater management plan. Second by Gwen Blouin. All in favor. Vote 5-0-0.

3. Stephen Walsh for property owned and located at 16 Pine St., Tax Map 5.2, Lot 47 requests variances from 190-6.3. A/B Demo existing connector and garage replaced with new structure with den, 2 bedrooms, ¾ bathroom; from 190-3.1H(2)(a)(f) for a shed 53' from the wetland and additional living area within the 75' required; from 190-3.4.E for dwelling coverage 18.6% where 15% is required; and from §5.0.C for two parking spaces partially within front setback. Property is in the General Residence, Coastal Overlay District. Case #23-2026.

Chair Crapo reads the application into the record and asks who is to present.

Attorney Tim Phoenix with Steve Walsh, owner and Ralf Amsden, Architect and Scott Budreau, surveyor.

Attorney Phoenix says the whole lot driven by lot size, under 10,000sq.ft. where 44,000sq. ft required. He points out there is a correction in his memorandum on page 3 existing 40' and proposed 42.4' and impervious removed replace with pervious. He explains the application and the overall coverage is improving.

Chair Crapo asked about tear down.

Attorney Phoenix says the main house will remain only portion torn down, the breezeway and they need more rooms.

Chair Crapo confirms they are leaving anchor, the house.

Attorney Phoenix says they are asking for 5 variances, rear yard making more compliant. They have town water, sewer and relatively small change.

Steve Walsh, owner said they are ripping out the front porch, follow same lines, needs a new foundation. 3 season porch.

Member Driscoll asked if only change is the larger eave.

Mr. Amsden said they are replacing in-kind.

Open Public. Hearing none, close public and deliberate.

The Board decides to take the variances together as a packet.

1. Granting the variances is not contrary to the public interest?

Patrick Driscoll – Yes, there will be minimal change with no impact to the public health, safety or welfare.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

2. The spirit of the ordinance is observed:

Patrick Driscoll – Yes, will not alter the character of the neighborhood.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

3. Substantial justice is done:

Patrick Driscoll – Yes, no benefit to the public to deny the variances.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

4. The values of surrounding properties are not diminished:

Patrick Driscoll - Yes, a tasteful addition with no evidence to the contrary.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

5. There are special conditions of the property that distinguish it from other properties in that area?

Patrick Driscoll – Yes, a small wetland buffer.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

6. There is no fair and substantial relationship between the general purposes of the ordinance provision and the specific application of that provision to the property.

Patrick Driscoll – Yes, because of the special conditions of the property, the application of the ordinances would not advance the purposes of the ordinance.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

7. The proposed use is a reasonable one.

Patrick Driscoll – Yes.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

8. Therefore, literal enforcement of the ordinances would result in unnecessary hardship.

Patrick Driscoll – Yes, it would keep any development from happening.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

Motion by Chris Piela to approve the application by Stephen Walksh for property owned and located at 16 Pine Street, Tax Map 5.2, Lot 47. Second by Patrick Driscoll. All in favor. Vote 5-0-0.

4. Joseph Bezanson for property owned and located at 1359 Ocean Blvd., Tax Map 17.4, Lot 31 requests variances from 190-6.3.A for a non-conforming structure (house) to be expanded with a shed dormer; from 190-6.3.B for a non-conforming shed to be demolished and replaced; 190-3.1.H(2)(a),(g) for 2' from the wetlands where 0' exists and a 100' buffer is required; from 190-2.4.C(2) for shed dormer 17.6' +/- from side boundary where 20' is required from 190-2.4.C(3) for shed dormer 10.6' +/- from front boundary where 30' is required. Property is in the General Residence, Coastal Overlay District, SFHA, Zone AO Case #26-2026.

Chair Crapo read the application into the record and asked who was to present the case.

Attorney Derek Durbin on behalf of his client Mr. Beznason of 1359 Ocean Blvd.. He stated that he heard that last year his client tried to do it by themselves and it was not a complete application. First request for dormer add in the rear, second is a shed against the edge of the marsh. The shed will be 12 x 16 replace the shed that was there 10 x 20, replacement shed taller and more than 2' away from the wetlands. The RCC letter approved the previous and this she is smaller and 2' away from the wetland. The dormer is a shed dormer in the rear of the house and 6' off boundary.

Member Piela asked if all construction was taking place in the rear of the property.

Attorney Durbin agreed, construction all in the rear of the property, nothing in the front being proposed. He explained how they access the storage space below. Explained door adjacent to another door.

Chair Crapo said previous owner there was a boat house at some point someone put second floor across. Asked if the door to no where would be eliminated. He commented on the stairs and only access slider.

Attorney Durbin said there is an issue with the apartment and do not want the renters to have access and someday convert to a single family home.

Chair Crapo asked for confirmation that the stairs are going away.

Open Public. Hearing none, close public.

Attorney Durbin runs through the criteria.

Chair Crapo points out that the lot is huge.

Member Piela said they have seen this application before, no questions.

Vote as group.

1. Granting the variances is not contrary to the public interest?

Patrick Driscoll – Yes, there will be no change to the public health, safety or welfare.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

2. The spirit of the ordinance is observed:

Patrick Driscoll – Yes, replacing a shed that previously existed with a slightly smaller unit and adding a dormer.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

3. Substantial justice is done:

Patrick Driscoll – Yes, denying these variances offers no gain to the public.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

4. The values of surrounding properties are not diminished:

Patrick Driscoll - Yes, no evidence.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

5. There are special conditions of the property that distinguish it from other properties in that area?

Patrick Driscoll – Yes, Existing nonconforming structure and the wetland buffer.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

6. There is no fair and substantial relationship between the general purposes of the ordinance provision and the specific application of that provision to the property.

Patrick Driscoll – Yes, because of the special conditions of the property the application of the property the application of the ordinance would not advance their purpose.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

7. The proposed use is a reasonable one.

Patrick Driscoll – Yes, dormer and shed are reasonable.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

8. Therefore, literal enforcement of the ordinances would result in unnecessary hardship.

Patrick Driscoll – Yes, keeping an unsafe shed and unsafe door is an unnecessary hardship.

Frank Chiaramitaro - Yes, as stated.

Gwendolyn Blouin – Yes, as stated.

Chris Piela – Yes, as stated.

Shawn Crapo - Yes, as stated.

Motion by Chris Piela to approve the application by Joseph Bezanson for property located at 1359 Ocean Blvd., Tax Map 17.4, Lot 31. Second by Frank Chiaramitaro All in favor. Vote 5-0-0.

Given the time, the Board voted to continue the remainder decided to move the rest of the applications to the next meeting.

Motion by Chris Piela to continue the following applications to the October 7, 2026, meeting, seconded by Gwen Blouin. All in favor. Vote 5-0-0.

Terragni Trust, Timothy R & Diane B. Terragni, Trustees for property owned and located at 2227 Ocean Blvd., Tax Map 5.3, Lot 17 request variances from 190-6.3.A for expansion of a non-conforming structure to expand the second story deck; 190-2.4.C(3) for deck 20' from front boundary where 30' required; and from 190-2.4.C(2) for deck 15' from side boundary where 20' required. Property is in the General Residence, Coastal Overlay District, SHFA, Zone AO. Case #27-2026.

Michael & Jennifer Blanchard for property owned and located at 5 Gray Court, Tax Map 5.3, Lot 27 requests variances from 190-6.3.A/B to demo an existing non-conforming structure and replace with expanded structure; from 190-2.4.C(3) for a house/steps 20.7' +/- from front boundary where 30' is required; from 190-2.4.C(2) for house 9.9' +/- from side boundary where 20' required; from 190-2.4.C(1) for house 25.4' +/- from rear boundary where 30' required; and from 190-2.4.C(7)/3.4.A for height 28.9 +/- where 28' required. Property is in the General Residence, Coastal Overlay District, SFHA, AO. Case #28-2026.

Robert and Brenda Dale for property owned and located at 630 Washington Road, Tax Map 11, Lot 78 requests a another one-year extension from the variances granted on September 6, 2023, which were granted to September 6, 2027, and now request to September 6, 2027. Property in the Single Residence District. Case #44-2023.

Motion to Adjourn by Chris Piela at 10:22pm. Second by Gwen Blouin. All in favor. Vote 5-0-0.

Submitted by,
Kimberly Reed, CFM
Planning & Zoning Administrator

BOARD OF ADJUSTMENT

-Rye, New Hampshire- NOTICE OF DECISION

Applicants/Owners: Michael Garrepy applicant for property owned by Phyllis Darragh Irrevocable Family Trust

Property: 110 Brackett Rd., Tax Map 22, Lot 94
Property is in the Single Residence, and Wetlands Conservation District

Application case: Case #25a-2026

Date of decision: September 2, 2026

Decision: The Zoning Board of Adjustment voted to continue the applications for variances and special exception to the November 4, 2026, meeting date and request the applicant submit a stormwater management plan.


Shawn Crapo, Chair

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 190-7.3 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30-day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

BOARD OF ADJUSTMENT

-Rye, New Hampshire-
NOTICE OF DECISION

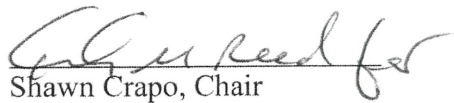
Applicants/Owners: Chad S. Fitton

Property: 1278-1280 Ocean Blvd., Tax Map 17.3, Lot 60
Property is in the General Residence, Coastal Overlay District, SFHA,
Zone VE (El 20') and AO (3').

Application case: Case# 20-2026.

Date of decision: September 2, 2026

Decision: The Zoning Board of Adjustment grants continuance to October 7, 2026
meeting.


Shawn Crapo, Chair

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 190-7.3 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30-day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

BOARD OF ADJUSTMENT

-Rye, New Hampshire- NOTICE OF DECISION

Applicants/Owners: Stephen Walsh

Property: 16 Pine St., Tax Map 5.2, Lot 47
Property in the General Residence, Coastal Overlay District.

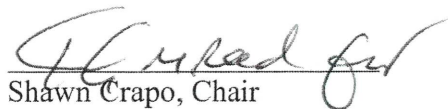
Application case: Case# 23-2026.

Date of decision: September 2, 2026

Decision: The Zoning Board of Adjustment grants the variance relief from the following provisions of the Zoning Ordinance, as presented and advertised, which shall be subject to all representations, plans, reports, and submittals in support of said relief and all conditions imposed by the Zoning Board of Adjustment.

- 190-6.3. A/B Demo existing connector and garage replaced with new structure with den, 2 bedrooms, $\frac{3}{4}$ bathroom
- 190-3.1H(2)(a)(f) for a shed 53' from the wetland and additional living area within the 75' required
- 190-3.4.E for dwelling coverage 18.6% where 15% is required
- 190-5.0.C for two parking spaces partially within front setback.

In the event of any conflict between the express conditions imposed by the ZBA and any plans, reports, submittals or representations made in support of the relief sought, the conditions imposed by the ZBA shall control.


Shawn Crapo, Chair

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 190-7.3 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30-day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

BOARD OF ADJUSTMENT

-Rye, New Hampshire- NOTICE OF DECISION

Applicants/Owners: Joseph Bezanson

Property: 1359 Ocean Blvd., Tax Map 17.4, Lot 31
Property is in the General Residence, Coastal Overlay District, SFHA,
Zone AO

Application case: Case# 26-2026.

Date of decision: September 2, 2026

Decision: The Zoning Board of Adjustment grants the variance relief from the following provisions of the Zoning Ordinance, as presented and advertised, which shall be subject to all representations, plans, reports, and submittals in support of said relief and all conditions imposed by the Zoning Board of Adjustment.

- 190-6.3.A for a non-conforming structure (house) to be expanded with a shed dormer;
- 190-6.3.B for a non-conforming shed to be demolished and replaced
- 190-3.1.H(2)(a),(g) for 2' from the wetlands where 0' exists and a 100' buffer is required;
- 190-2.4.C(2) for shed dormer 17.6' +/- from side boundary where 20' is required

In the event of any conflict between the express conditions imposed by the ZBA and any plans, reports, submittals or representations made in support of the relief sought, the conditions imposed by the ZBA shall control.


Shawn Crapo, Chair

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 190-7.3 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30-day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

BOARD OF ADJUSTMENT

-Rye, New Hampshire-
NOTICE OF DECISION

Applicants/Owners: Terragni Trust, Timothy R & Diane B. Terragni, Trustees

Property: 2227 Ocean Blvd., Tax Map 5.3, Lot 17
General Residence, Coastal Overlay District, SHFA, Zone AO.

Application case: Case# 27-2026.

Date of decision: September 2, 2026

Decision: The Zoning Board of Adjustment grants continuance to October 7, 2026 meeting.


Shawn Crapo, Chair

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 190-7.3 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30-day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

BOARD OF ADJUSTMENT

-Rye, New Hampshire-
NOTICE OF DECISION

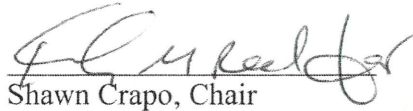
Applicants/Owners: Michael & Jennifer Blanchard

Property: 5 Gray Court, Tax Map 5.3, Lot 27
Property is in the General Residence, Coastal Overlay District,
SFHA, AO.

Application case: Case# 28-2026.

Date of decision: September 2, 2026

Decision: The Zoning Board of Adjustment voted to continue the application to the
October 7, 2026, meeting.


Shawn Crapo, Chair

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 190-7.3 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30-day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

BOARD OF ADJUSTMENT

-Rye, New Hampshire- NOTICE OF DECISION

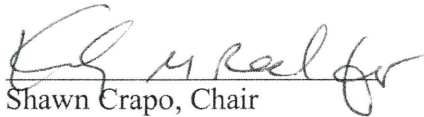
Applicants/Owners: Renee Manganaro-Enright, Trustee, for property owned and located at 155 Cable Rd, Tax Map 8.1, Lot 13.

Request Renee Manganaro-Enright, Trustee for property owned and located at 155 Cable Rd, Tax Map 8.1, Lot 13 files an Administrative Appeal per NHRSA 677:2 and the Rye Zoning Ordinance §190-7.3 of the Building Inspector's building permit B-005638 issued 7/24/2026 for property owned by Kristen Lynch and located at 446 Central Road, Tax Map 8.1, Lot 11. Properties are in the General Residence District, Coastal Overlay District. Case # 29-2026

Application case: Case# 29-2026.

Date of decision: September 2, 2026

Decision: The Zoning Board of Adjustment grants continuance to October 7, 2026 meeting.


Shawn Crapo, Chair

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 190-7.3 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30-day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.

BOARD OF ADJUSTMENT

-Rye, New Hampshire-

NOTICE OF DECISION

Applicant/Owner: Robert & Brenda Dale

Property: 630 Washington Road, Tax Map 11, Lot 78
Property is in the Single Residence District & Coastal Overlay District

Application case: Case #44-2023

Date of decision: September 2, 2026

Decision: The Board voted to grant a one-year extension from the relief granted September 6, 2023, to September 6, 2027.


Shawn Crapo, Chair

Note: This decision is subject to motions for rehearing which may be filed within 30 days of the above date of decision by any person directly affected by it including any party to the action, abutters and the Rye Board of Selectmen; see *Article VII, Section 703 of the Town of Rye Zoning Ordinance*. Any work commenced prior to the expiration of the 30 day rehearing / appeal period is done so at the risk of the applicant. If a rehearing is requested, a cease and desist order may be issued until the Board of Adjustment has had an opportunity to act on the rehearing request.