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RYE BEACH DISTRICT

**Rye Beach
New Hampshire**



Annual Report

For the Year Ended

December 31, 2003

ANNUAL MEETING

Tuesday 13 April at 7:30 PM

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2003

RYE BEACH DISTRICT

Moderator:

ALFRED CASASSA

Clerk:

JOAN GITTLEIN

Commissioners:

BETTY SMITH, Chairman

FRANK DRAKE

BRADLEY RICHARDS

Treasurer:

TYSON DINES

Auditor:

ANDREW MAHONEY

Planning Board:

LAWRENCE KNOWLTON

JEROME GITTLEIN

SCOTT MCQUADE

WILLIAM SCHLEYER

BRADLEY RICHARDS, Ex-Officio

JOHN JENNESS, Alternate

CHARLES TUFTS, Alternate

ALFRED ARCIDI, Alternate

Term Expires

January 1, 2006

January 1, 2005

January 1, 2006

January 1, 2007

January 1, 2006

January 1, 2005

January 1, 2006

Board of Adjustment:

ANDREW MAHONEY

HAROLD MOLDOFF

JOHN CLIFFORD

LARRY KNOWLTON

FRANK DRAKE, Ex-officio

WILLIAM ASHLEY, Alternate

EVERETT BARNES JR., Alternate

PATRICIA HOLMES, Alternate

January 1, 2005

January 1, 2007

January 1, 2005

January 1, 2007

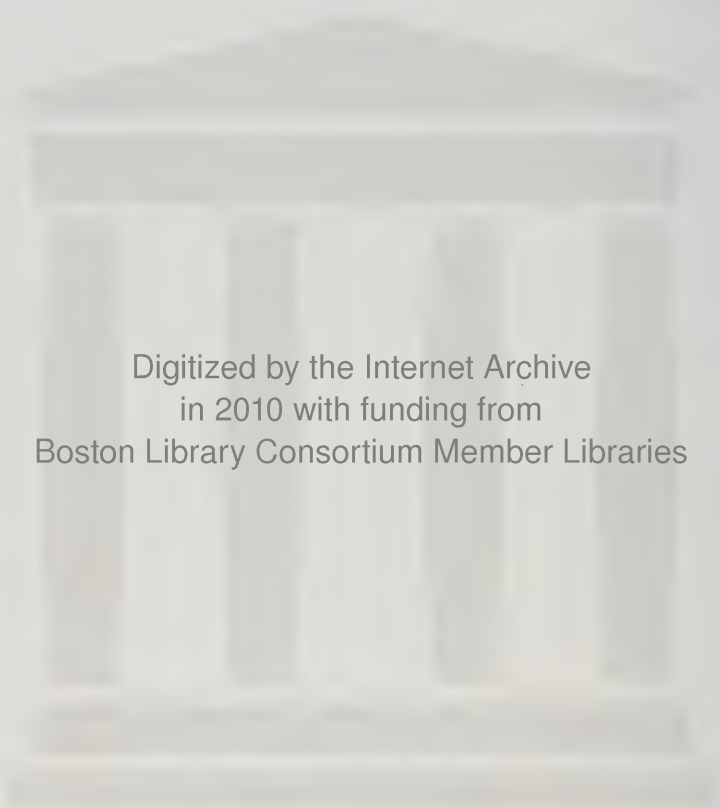
January 1, 2007

January 1, 2005

January 1, 2005

Zoning Administrator:

JOAN DAWLEY



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Commissioners Report

To the Residents of Rye Beach Village District:

We will begin with the accomplishments: Half of the Post Office steps have been replaced. Hopefully, this year the side steps will be done. An inconvenience, I know, but necessary (and well worth it). The entry way and upstairs hall, plus the kitchen and bathroom have been painted and restored. Parking signs have been purchased and placed at the Precinct Building. This is due to people parking there, while they attend a service at St. Theresa's, and the mail truck cannot get through. The building will have the fascia replaced and painting of all the outside will be complete. You said in your responses to the Master Plan survey that preserving the Precinct/Post Office building was important to you.

A concern marked repeatedly on the surveys was rising taxes. The Rye Beach portion of our taxes has not increased drastically over the past few years. The increase we are seeing is probably due to the statewide school tax. Although the Rye Beach taxes have increased, we continually strive to keep the budget as low as possible. Our efforts include maintaining the Precinct Building, sidewalk improvement and other various services. These all cost money.

You also said in your responses that joining the Board of Adjustment and Planning Board was important to you. I have had only one phone call in the last year from someone wanting to sit on either of these boards! These are appointed positions, not elected.

You might note that our insurance costs have gone down. This is because we have joined the NHMA (NH Municipal Association) for all our insurance needs. Quite a cost saving.

We are finally going to use the tree care line item and have trees cut back so that when you take a walk you don't get hit in the face by low hanging leaves (limbs). Also the street lights should be more effective.

We want to thank the Rye Highway agent, Bud Jordan and his Town of Rye crew for taking out the guard rails on Red Mill Lane and replacing them. That was badly needed. Our sincere thanks for their hard work and help.

Thanks to all the garden clubs that have contributed to the beauty of the precinct. We all appreciate it.

Also many thanks to Joan Gittlein who has been serving in the position of District Clerk for many years. Although this is an elected position, it is not one that is sought after. She has our deepest appreciation for her dedication and continued service.

To end – we have a new Zoning Administrator. Her name is Joan Dawley and her phone number is: 964-4850. Her office hours are every Thursday at the Precinct Building from 11:00 AM to 1:00 PM.

Have a happy summer and let us know how we can help you. You do have a voice!

Respectfully submitted,

Betty Smith

Chairman of Commissioners

District Warrant

State of New Hampshire

To the inhabitants of Rye Beach Village District, a Village District in the Town of Rye, organized under the provisions of Chapter 195, Sessions Law of 1905, amended in 1937 and 1943, qualified to vote in District affairs:

You are hereby notified that the annual meeting of the Rye Beach District will be held at the Precinct Building in said District on Tuesday, the 13th of April 2004, at seven-thirty o'clock in the evening, to act upon the following matters:

- Article 1.** To elect a Moderator for the ensuing year.
- Article 2.** To elect a District Clerk for the ensuing year.
- Article 3.** To hear reports of the Treasurer, Auditor, Committees or Officers heretofore chosen, and pass any votes relating thereto.
- Article 4.** To elect a Commissioner for three years, a Treasurer and an Auditor for the ensuing year.
- Article 5.** To raise and appropriate such sums of money as may be necessary for District charges for the ensuing year.
- Article 6.** To authorize the District Officers to raise money by District note in anticipation of taxes.
- Article 7.** To see if the District will vote to authorize the Commissioners to apply for, receive and expend Federal and State grants which may become available during the course of the year, in accordance with RSA31:95-b, and also to accept and expend money from any other governmental unit or private source to be used for purposes for which the District may legally appropriate money.
- Article 8.** To transact such other business as may legally come before said meeting.

Given under our hands and seal the 22nd day of March 2004.

Seal

(S) _____

Betty Smith, Chairman

(S) _____

Frank Drake

(S) _____

Bradley Richards

Commissioners
Rye Beach Village District

We do solemnly swear that a true copy of this warrant was posted at Rye Beach Post Office and Rye Beach District Hall, places of public meeting in said District, on 29 March 2004.

Seal

(S) _____

Betty Smith, Chairman

(S) _____

Frank Drake

(S) _____

Bradley Richards

Commissioners
Rye Beach Village District

A True Copy Attest:

(S) _____

Betty Smith, Chairman

(S) _____

Frank Drake

(S) _____

Bradley Richards

Commissioners
Rye Beach Village District

Certificate of Audit

I hereby certify that I have examined the accounts of the Treasurer, Tyson Dines, that they are correctly drawn and that they correspond to the checks and paid invoices in his possession.

1 March 2004

Andrew Mahoney
Auditor

Report of Rye Beach Planning Board

The Rye Beach Planning Board met several times during the year to hear applications for the following.

January 2003: AT&T wireless communications applied for site plans review for the installations and operations of a 190 cellular communication tower on property owned by Abeniqui Country Club. The Board unanimously decided that two (2) variances were required before the Planning board could take jurisdiction. The Board met three (3) times on this application, and it has not been finalized as of this report.

February 2003: Abeniqui Country Club Inc. applied for a lot merger and request for rezoning lots map 4, block 4, map 5, block 1 and map 11, block 56. The Board voted unanimously to grant the lot merger and send the request for rezoning by the Commissioners as an article for the Annual Precinct Warrant. This application was discussed at a number of meetings throughout this year.

December 2003: After several meetings with the Rockingham County Planning Commission, we executed a contract for the update of the Master Plan that had been approved at the 2003 Precinct Annual Meeting. This update will be in process until late Summer 2004.

The planning board will meet twice a month this year until the Master Plan is complete.

Respectfully submitted,

G. Bradley Richards
Chairman

**Rye Beach Precint
Board of Adjustment
For year ending 31 December 2003**

The Rye Beach Precinct Board of Adjustment met five (5) times to hear petitions and appeals.

1. January 6, 2003. The Board heard petition of Laurence Connell, requesting variance to permit additions to existing house within 62 (sixty-two) feet of a perennial stream where 100 (one hundred) feet is required, and to allow first and second story addition within 17 (seventeen) feet of front property line, where 40 (forty) feet is required and to allow expansion of a non-conforming structure.

Request for variance was approved.

2. July 23, 2003. The Board heard petition of AT&T Wireless Services; National Tower LLC (Leasehold Owner); Abenaqui Country Club, Inc. (property owner), requesting variance to allow construction of wireless telecommunication facility in excess of 35 (thirty-five) foot height limit in location that cell towers are not permitted by zoning.

Hearing was continued to August 27, 2003, to allow for additional evidence.

3. August 27, 2003. The Board met for continuation of hearing held on July 23, 2003, to allow petitioner to address outstanding issues.

Petition for variance to construct cell tower was granted.

NOTE: Decision to approve request for variance was vacated at meeting held in January 2004.

4. September 29, 2003. The Board heard petition of Lawrence Connell, requesting variance to permit removal of trees in wetland buffer zone that are greater than 4½ inches in diameter at height of 4½ feet above ground level.

Request for variance was approved with conditions.

4. December 10, 2003. The Board heard petition of William and Joycelyn Caulfield, requesting special exception to permit conversion of 2 (two) existing single family homes, located on one lot, to condominium ownership.

Hearing was continued to January 14, 2004 to allow for additional evidence.

The Board, for year 2004, consists of members:

| | |
|--------------|---------------------|
| Chair - | Harold Moldoff |
| Vice Chair - | John Clifford |
| Ex Officio - | Frank Drake |
| | Andrew Mahoney |
| | Larry Knowlton |
| Alternate - | William Ashley |
| | Everett Barnes, Jr. |
| | Patricia Holmes |

The Board meets as requested, on the third Wednesday of each month.

Applications and supporting materials shall be submitted at least twenty-one (21) days prior to hearing.

Respectfully submitted,

Harold Moldoff, Clerk

Annual Report of Building Permits Issued

The following permits were issued to Rye Beach residents during 2003:

| DATE | NAME / ADDRESS / CONSTRUCTION | EST. COST |
|-------|-----------------------------------------------------------------------------|-----------|
| 01-09 | M/M Charles Ristagno, 11 Church Road Kitchen Cabinetry/Appliances | \$92,000 |
| 01-09 | M/M Charles Ristagno, 11 Church Road Plumbing for kitchen | 3,000 |
| 01-22 | M/M Charles Ristagno, 11 Church Road Electrical upgrade/kitchen | 4,800 |
| 03-12 | Shawn Crapo, 676 Central Road New kitchen cabinets | 19,000 |
| 04-02 | Doug and Karin Nelson, 50 Red Mill Lane Door Replacement | 4,000 |
| 03-10 | Thomas/Barbara Sedoric, 840 Central Road Replace fence | 7,000 |
| 04-14 | Charles and Ann Malpass, 50 Sea Road Electric for new home | 10,000 |
| 04-25 | Evelyn B. Southworth, 2326 Ocean Blvd. Finish basement | 15,000 |
| 05-19 | NNA Inc., 930 Central Road Wiring for inground pool | 850 |
| 06-18 | Real Estate Investors Group, 930 Central Road Deck, replace windows/door | 11,000 |
| 06-18 | Robert Bear, 91 South Road 2 car garage and deck | 100,000 |
| 06-18 | William and Kirsten Marella, 63 South Road Pool | 19,000 |
| 06-18 | Laurence Knowlton, 74 South Road Fence | 2,000 |
| 06-18 | Valley Properties, 970 Central Road Shed | 1,000 |
| 07-03 | Abenaqui Country Club, 731 Central Road Tent | -0- |
| 07-07 | St. Theresa's Church, 815 Central Road Repair driveway | -0- |
| 07-17 | Diane D. Bitter, 195 South Road Interior Remodel | 5,000 |

| | | |
|-------|---------------------------------------------------------------------------------------------------|---------|
| 08-05 | Diane D. Bitter, 195 South Road Interior Renovations | 36,500 |
| 08-18 | Stephen and Jackie Gacek, 1 Fairway Drive Tent | -0- |
| 08-19 | Everett W. Barnes, 41 Sea Road Inground pool | 3,300 |
| 08-29 | Shwn and Kristin Crapo, 676 Central Road Replace sun room and Rec. room | 20,000 |
| | Diane D. Bitter, 195 South Road Addition and interior renovations | 30,000 |
| 09-17 | Cynthia Bear, 91 South Road Bathroom plumbing | 4,000 |
| 09-18 | Diane D. Bitter, 195 South Road Extention of bedroom and bath | 30,000 |
| 09-24 | Diane D. Bitter, 195 South Road Roof over front door | 4,800 |
| 09-24 | Diane D. Bitter, 195 South Road Rewire house addition | 15,000 |
| 10-15 | Diane D. Bitter, 195 South Road Plumbing | 17,000 |
| 10-22 | Tom and Mary Mullane, 259 South Road New Roofing | 6,000 |
| 10-29 | William and Kirsten Marella, 63 South Road Pool area fence | 5,800 |
| 11-12 | John Borgia, 2320 Ocean Blvd. Rebuild house and garage | 400,000 |
| 11-14 | Joan and Jerry Gittlein, 320 South Road Additon of two small dormers | 35,000 |
| 11-14 | Sandra L. Reed Trust, 675 Central Road Replace solarium | 30,000 |
| 11-14 | Shawn Crapo, 676 Central Road Fence | 800 |
| 11-14 | Kathleen G. MacAlpine, 26 Red Mill Lane Construct a storage barn | 20,000 |
| 11-14 | Real Estate Investors Group, 930 Central Road Additon 2nd story balcony, replace windows, etc. | 73,000 |
| 11-19 | Lawrence Connell, 720 Central Road Additions and renovations | 150,000 |

Minutes of the Rye Beach Precinct Meeting April 8, 2003

The Rye Beach Precinct meeting was called to order at 7:30 p.m. on Tuesday, April 8, 2003 by Moderator Al Casassa. The Pledge of Allegiance was said.

Article 1: Al Casassa was nominated as our moderator for the ensuing year and elected by a majority show of hands.

Article 2: Joan Gittlein was nominated as District Clerk for the ensuing year and elected by a majority show of hands.

Article 3: Motion was made to accept the reports as read from the Treasurer, Auditor, Committees or Officers heretofore chosen and pass any votes relating thereto. Motion was M/S/P.

Article 4: Betty Smith was nominated as Commissioner for a three-year term and elected by a majority show of hands.

Tyson Dines was nominated as Treasurer for the ensuing year and elected by a majority show of hands.

Andrew Mahoney was nominated as Auditor for the ensuing year and elected by a majority show of hands.

Article 5: A motion was made to amend the 2003 proposed budget of \$91,800 by \$9,000 for a total sum of \$100,800. (This was amended to provide funds for updating Rye Beach Master Plan.) Motion was made M/S/P. Then a motion was made to accept the budget of \$100,800. Motion was M/S/P.

Article 6: A motion was made to authorize District Officers to raise money by District note in anticipation of taxes. Motion was M/S/P.

Article 7: A motion was made to see if the District would vote to authorize the commissioners to apply for, receive and expend Federal and State Grants which may become available during the course of the year,

in accordance with RSA31:95-B, and also to accept and expend money from any other Governmental unit or private source to be used for purposes for which the District may legally appropriate money. Motion as M/S/P.

Article 8: A ballot vote was called for to see if the District would vote to amend the Rye Beach zoning map and zoning ordinance proposed by the Rye Beach Village District Commissioners as follows: Expand the Recreational District (RCR) by rezoning to recreational that portion of the land area presently zoned Low-Density (LDR) use which is shown appropriately as lots 45 and 56 on Tax Map 4 and specifically shown as Tracts 2 and 3 on a plan titled "Boundary Compilation Plan South Road, Central Road and Spruce Lane, Rye Beach New Hampshire for Abenaqui Country Club, Inc." The poles closed at 8:15 pm with 16-Yes and 4-No.

Article 9: A motion was called to transact such other business as may legally come before said meeting.

A moment of silence was observed honoring our American Soldiers in Iraq.

Brad Richards was thanked for purchasing an American Flag to be shared by the Rye Beach Precinct.

Betty Smith asked that we remember Ellie Connors for her many years of volunteerism for the Precinct.

A letter was submitted by Richard Seery to the Commissioners concerning the lack of progress to resolve a structure located at 870 Central Road.

There being no further business the meeting was adjourned at 8:30 pm.

Respectfully submitted,

Joan Gittlein
District Clerk
Rye Beach Precinct

Treasurer's Report

For the year ending 31 December 2003

| | | |
|----------------------------------------|--------------------|--------------------|
| CASH BALANCE a/o 1 January 2003 | \$45,286.20 | |
| Encumbered/Retained | 20,875.00 | |
| Available Surplus | 24,411.20 | \$24,411.20 |

| ACCT. NO. | REVENUES | | |
|-----------|----------------------|-------------|---------------------|
| 3110 | District Taxes | \$62,941.00 | |
| 3401 | Administrative Fees | 1,613.00 | |
| 3409 | Rent Revenues | 11,748.00 | |
| 3502 | Interest | 306.78 | |
| 3509 | Other Revenues | 910.60 | |
| 3915 | Capital Reserve Fund | -0- | \$77,519.38 |
| | | | \$101,930.58 |

| EXPENDITURES | | | |
|--------------|----------------------------|-----------|--------------------|
| 4130 | Administrative | \$721.32 | |
| 4153 | Legal Expense | 1,126.75 | |
| 4194 | Precinct Building | | |
| | Maintenance/Repair | 8,562.75 | |
| | Fuel | 2,084.94 | |
| | Electricity | 203.21 | |
| | Water | 152.80 | |
| | Sewer Charges | 279.95 | |
| 4196 | Insurance | 3,493.00 | |
| 4199 | Zoning & Planning | 3,423.54 | |
| | Equipment | - 0 - | |
| | Miscellaneous | 19.97 | |
| 4220 | Hydrant Service | 25,720.80 | |
| | Snow Removal | 750.00 | |
| 4312 | Roadside Work | 7,875.00 | |
| | Sidewalks/Paving/Boardwalk | 5,029.98 | |
| 4316 | Street Light Power | 2,369.62 | |
| | Street Light Repair | 7,340.24 | |
| | Street Lights (New) | - 0 - | |
| 4319 | Tree Care | - 0 - | |
| | Road Signs | - 0 - | |
| 4723 | Interest Charges | - 0 - | |
| 4915 | Capital Reserve Fund | - 0 - | |
| | | | \$69,153.87 |

| | | |
|------------------------------------|-------------|--|
| Cash Balance a/o 31 December 2003: | \$53,651.71 | |
| Encumbered Funds | - 0 - | |
| Retained Funds | \$20,000.00 | |
| Surplus available to reduce taxes: | \$33,651.71 | |
| Capital Reserve Fund (general): | \$8,710.98 | |

S/ Tyson Dines
Treasurer

Notes:

RYE BEACH VILLAGE DISTRICT

Proposed Budget

| ACCT. NO. | EXPENDITURES | 2003 BUDGET | 2003 ACTUAL | 2004 PROPOSED |
|--------------|---------------------------|---------------------|--------------------|---------------------|
| 4130 | Administrative | \$1,000.00 | \$721.32 | \$1000.00 |
| 4153 | Legal Expense | 5,000.00 | 1,126.75 | 7,500.00 |
| 4194 | Precinct Building | | | |
| | Maintenance/Repair | 6,500.00 | 8,562.75 | 15,000.00 |
| | Fuel | 3,200.00 | 2,084.94 | 3,000.00 |
| | Electricity | 300.00 | 203.21 | 300.00 |
| | Water | 200.00 | 152.80 | 200.00 |
| | Sewer Charges | 400.00 | 279.95 | 400.00 |
| 4196 | Insurance | 3,500.00 | 3,493.00 | 1,600.00 |
| 4199 | Zoning & Planning | 11,000.00 | 3,423.54 | 14,500.00 |
| | Equipment | 200.00 | - 0 - | 300.00 |
| | Miscellaneous | 100.00 | 19.97 | 100.00 |
| 4220 | Hydrant Service | 26,000.00 | 25,720.80 | 26,000.00 |
| | Snow Removal | 1,000.00 | 750.00 | 1,000.00 |
| 4312 | Roadside Work | 10,000.00 | 7,875.00 | 10,000.00 |
| | Sidewalk/Paving | 25,000.00 | 5,029.98 | 15,000.00 |
| 4316 | Street Light Power | 3,000.00 | 2,369.62 | 3,000.00 |
| | Street Light Repair | 2,500.00 | 7,340.24 | 2,500.00 |
| | Street Lights (new) | 500.00 | - 0 - | 500.00 |
| 4319 | Tree Care | 1,000.00 | - 0 - | 1,000.00 |
| | Road Signs | 100.00 | - 0 - | 300.00 |
| 4723 | Interest Charges | 300.00 | - 0 - | 300.00 |
| 4915 | Capital Reserve Fund | - 0 - | - 0 - | - 0 - |
| | TOTAL | \$100,800.00 | \$69,153.87 | \$103,500.00 |
| | REVENUES | | | |
| 3401 | Administrative Fees | \$ 500.00 | \$ 1,613.00 | \$ 500.00 |
| 3409 | Rent | 11,748.00 | 11,748.00 | 11,748.00 |
| 3509 | Other | 50.00 | 910.60 | 50.00 |
| 3915 | From CRF | - 0 - | - 0 - | - 0 - |
| 3502 | Interest | 300.00 | 306.78 | 300.00 |
| | | <u>\$12,598.00</u> | <u>\$14,578.38</u> | <u>\$12,598.00</u> |
| | SURPLUS | \$45,286.00 | \$45,286.00 | \$53,652.00 |
| | Encumbered | 875.00 | 875.00 | - 0 - |
| | Retained | \$20,000.00 | \$20,000.00 | \$20,000.00 |
| | Available to Reduce Taxes | \$24,411.00 | \$24,411.00 | \$33,652.00 |
| | AMOUNT BY TAXATION | \$63,791.00 | \$62,941.00 | \$57,250.00 |

Notes:

Notes:

RESIDENT

Rye Beach, New Hampshire

03871