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2006

RYE BEACH DISTRICT

**Rye Beach
New Hampshire**



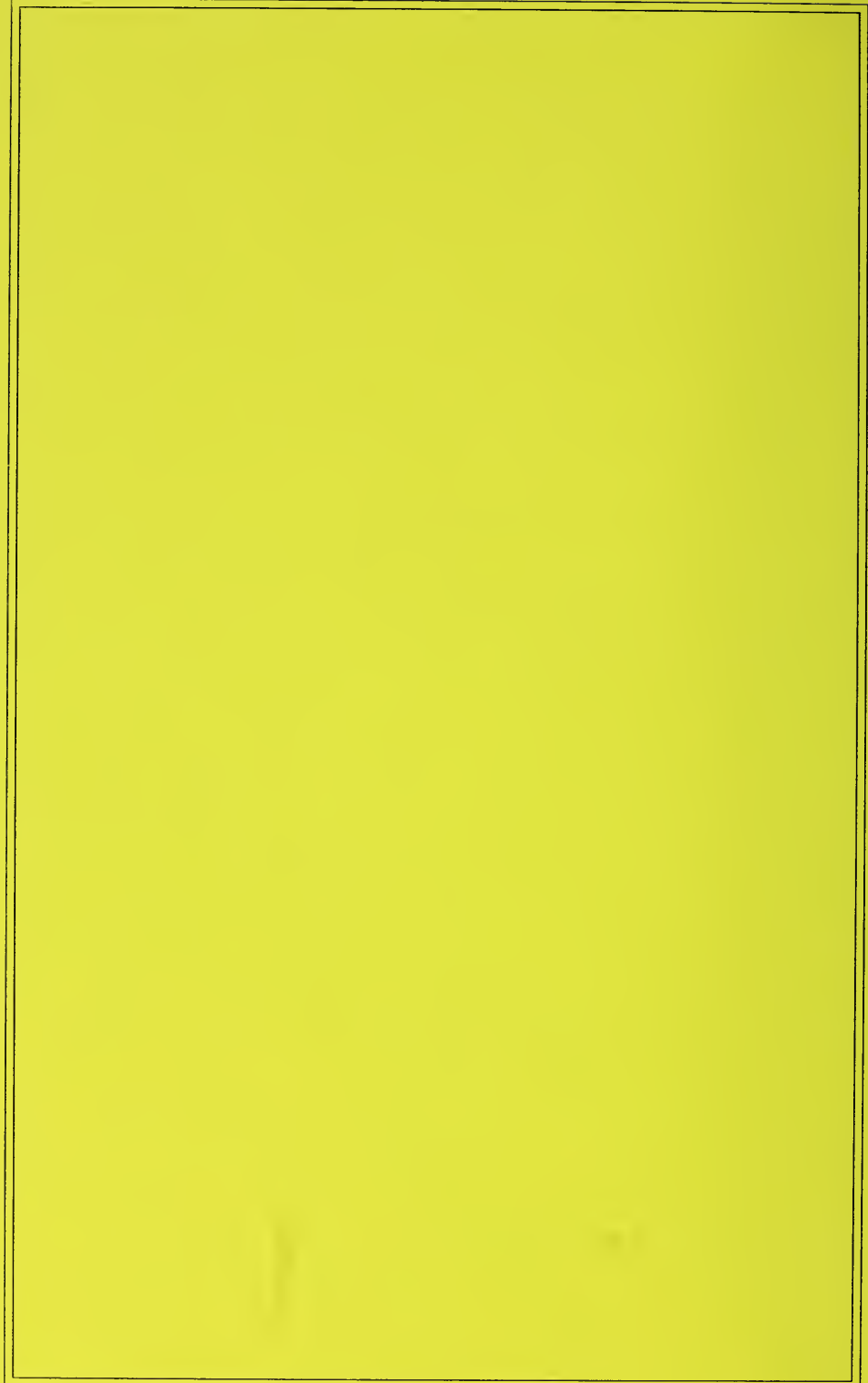
Annual Report

For the Year Ended

December 31, 2006

ANNUAL MEETING

Tuesday 10 April at 7:30 PM



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, 2009

January 1, 2008

January 1, 2009

January 1, 2010

January 1, 2009

January 1, 2008

January 1, 2009

Board of Adjustment:

HAROLD MOLDOFF

JOHN CLIFFORD

LARRY KNOWLTON

SHAWN CRAPO

FRANK DRAKE, Ex-officio

EVERETT BARNES JR., Alternate

ANDREW MAHONEY, Alternate

SALLY STRAM HAYES, Alternate

January 1, 2010

January 1, 2008

January 1, 2010

January 1, 2010

January 1, 2008

January 1, 2010

January 1, 2008

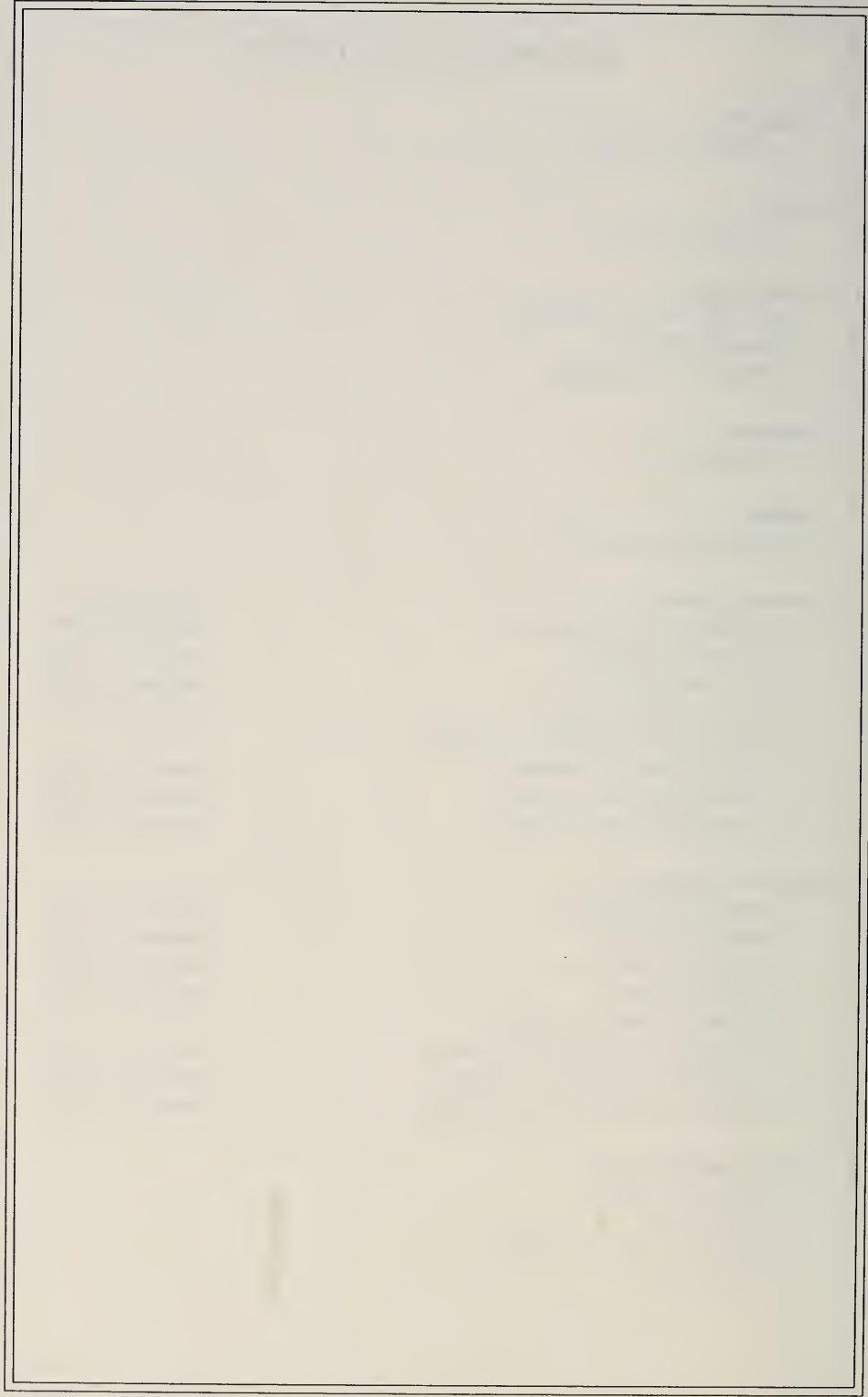
Zoning Administrator:

JOAN DAWLEY

Office Hours:

Thursday: 11:00 AM - 1:00 PM

tel: 964-4850



Commissioners Report

To the Residents of Rye Beach Village District:

Let's start on a happy note.

How do you like our beautiful new lawn at the front of the Precinct building? I hope you love it! And the pavers that help Sherm put up the flag every morning without making a trail or getting his feet muddy.

The "sweeping lawn" lends itself well to the lovely seasonal plantings, at the front of the building, which are so well maintained by the Rye Driftwood Garden Club. Thank you so much.

The sod and pavers were installed by Seaside Landscaping (Shawn Crapo). This work was done pro bono. We thank Shawn very much for all his hard work, during a heat wave, right before the Fourth of July holiday. To keep the lawn looking green and beautiful, we must also thank Richard Clark of Abenaqui Landscape & Irrigation for installing our irrigation system and his installation was also done pro bono. In both cases, we paid only for the materials. We thank you both tremendously. Now all we need for the Fourth of July is a band.

As to street lights, we are replacing old fixtures and also replacing underground wiring, in conduit, as needed. We are very pleased with our new electrician, Jim Holway.

More good news --- the United States Postal Service has renewed their lease in Rye Beach, effective July 1, 2007. The new lease will be for another five years.

Historical buildings must be kept up and we have finished the replacement of the soffits. No more squirrels coming in to the building and chewing the window sills and "dying" on the floor.

Finally, we want to thank all of the board members who volunteer their time and expertise. Remember that we are a volunteer community. If you have an interest in sitting on a board, please call a Commissioner.

I look forward to seeing you at the annual meeting.

Happy spring!

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 10th of April 2007, 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 20th day of March 2007.

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 26 March 2007.

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 2007

Andrew Mahoney,
Auditor

Report of Rye Beach Planning Board – 2006

2006 marked the completion of the Master Plan Update and the start of a revision to the Subdivision Regulations. One new vacant lot was created at 805 Central Road; one lot line adjustment was approved; and a site plan for a new tennis facility at Abenauqui Country Club was reviewed and approved on the following eight meeting dates:

January 19, 2006: 2 Lot Subdivision, Jenness Rlty Trust, 799 Central Rd. Approved.

February 1, 2006: Work session, Master Plan. Recommendation that community goals and future land uses be discussed at Village District annual meeting each year.

February 13, 2006: Work session, Master Plan.

March 22, 2006: Public Hearing on the 2005 Master Plan Update. Planning Board vote to formally accept the Master Plan Update.

May 25, 2006: Major Site Development, Abenauqui Country Club, Inc., 731 Central Road. Replace 600 sq. ft. existing tennis clubhouse with 1700 sq. ft. building including pro shop, locker rooms, function room and snack bar. Replace two tennis courts and add 3rd tennis court, fencing, landscaping & lighting at site of former golf maintenance facility. Preliminary review, awaiting results of variance hearing.

June 22, 2006: Lot Line Adjustment, Laurence & Suzanne Knowlton and Charles and Marcia Ristagno. Transfer 0.35 acres with 49.71 ft. frontage on South Road from Ristagno (Map 2, Lot 65) to Knowlton (Map 2, Lot 50). Approved with condition that South Road frontage not be used for vehicular access to Lot 65.

Continued review of Site Plan for Abeniqui Country Club, Inc., tennis courts and clubhouse. 731 Central Road. Approved with stipulations including limit on size of gathering room of 500 sq. ft.

October 19, 2006: Work session, Revisions to Subdivision Regulations.

November 30, 2006: 3 Lot Minor Subdivision, James and Karen Confalone, 41 Causeway Road. Vote to accept jurisdiction over subdivision plan. Public hearing to resume after review by Little Boar's Head and Town of North Hampton Planning Boards. Work session. Revisions to Subdivision Regulations.

Residents who need assistance with land use issues or who wish to purchase a copy of the Master Plan Update, cost \$20 each, may stop in at the Village District Office above the post office on Thursdays from 11 am to 1 pm. Many thanks to Planning Board Members for their dedication and valued participation.

Respectfully submitted,

G. Bradley Richards, Chairman

Rye Beach Precint Board of Adjustment For year ending 31 December 2006

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

1. A January 25, 2006. The Board met to review request for Variance by St. Andrews By The Sea, 30 Church road, to permit construction of a permanent shelter over a new granite memorial table, which shelter will be ten feet (10') from the side boundary line where a twenty-five (25) feet side yard setback is required.

Request for variance was continued to March 15, 2006 for review of additional evidence.

1. B The Board reviewed request for variance by Amy Shafmaster, 640 Central Road, to permit construction of a porch and roof over existing front entry steps, which porch and roof will be thirty (30') from the front boundary line where a forty feet (40') front yard setback is required.

Request for variance was approved.

2. March 15, 2006. The Board met to continue its review of application for variance by St. Andrews By The Sea, 30 Church road, to permit construction of a permanent shelter over a new granite memorial table, which shelter will be ten feet (10') from the side boundary line where a twenty-five (25) feet side yard setback is required.

Request for variance was denied.

3. June 14, 2006. The Board met to review request for variance by Abenauqui Country Club, Inc, 731 Central Road, to permit demolition of two (2) existing tennis courts and club house and erection of three (3) new tennis courts and a 1700 sq. ft. club house in the general location of the existing facility. The proposed tennis courts will be located within forty one feet (41') of the front boundary where a fifty feet (50') front setback is required and the proposed courts and pro shop will be located within five and two/tenths feet and fourteen and five/tenths feet respectively of the side boundary where a side set back of thirty feet (30') is required. The existing tennis courts are legal non-conforming; and existing clubhouse/pro shop is legal conforming.

Request for variance was amended and approved.

4. August 9, 2006. The Board met to review request for variance by Peter Horne, for property located at 71 South Road, to permit construction of a sunken patio and retaining walls set back twenty-two and six/tenths feet from the rear property line where thirty feet (30') are required; and to enlarge a dormer on the existing residence located approximately nineteen feet (19') from the westerly side line where twenty-five feet (25') are required.

Request for variance to enlarge dormer was approved.

Request for variance for sunken patio was withdrawn by petitioner without prejudice.

5. November 1, 2006. The Board met to review request for variance by Michael Spinelli for property located at 2565 Ocean boulevard to permit demolition and rebuilding of a new residence. The new building comes within fifteen and two/tenths feet of the North side boundary where twenty-five feet (25') is required and also encroaches into the one hundred feet (100') buffer area of a freshwater marsh, and the existing residence to be demolished also encroaches into said side yard and wetlands buffer areas. The existing building is served by a septic system while the proposed residence will connect to the municipal sewer system.

Request for variance, with specific contingencies, was approved.

The Board, for year 2007, consisted of members:

Chair - Harold Moldoff
Vice Chair - Shawn Crapo
Ex Officio - Frank Drake
John Clifford
Larry Knowlton

Alternates - Everett Barnes, Jr.
Andrew Mahoney
Sally Stram Hayes

Zoning Administrator Annual Report of Building Permits Issued

The following permits were issued to Rye Beach residents during 2006:

| DATE | NAME / ADDRESS / CONSTRUCTION | EST. COST |
|------|--|-----------|
| 2-15 | Abenaqui CC, Inc., 731 Central Road Demolish old maint. Bldgs (4) near tennis courts | NA |
| 3-23 | Isle of Langdonia Realty Tr., 100 South Rd. Stone wall on South Rd. boundary (changed by Rye Selectmen to location in Town Row) | \$25,000 |
| 3-30 | Beach Club, Inc., 2450 Ocean Blvd. Repair/replace function room floor, walls, columns | \$15,000 |
| 4-06 | Peter Horne, 71 South Road. Replace chimney | \$6,000 |
| 4-17 | Peter Clark Tr., 785 Central Road New roof on barn | \$7,400 |
| 4-18 | Mary Zygala, 75A Sea Road. New house approx 2500 sq. ft. & 2 car garage | \$540,000 |
| 5-04 | Jos. Gagne, 700 Central Road Porch west & southwest sides, BOA approved 7/05 | \$15,000 |
| 5-04 | Peter Horne, 71 South Road. Finish new basement area for family room | \$8,500 |
| 5-11 | Amy Shafmaster, 640 Central Road Interior renovations: front porch, BOA appr. 1/06 | \$100,000 |
| 6-15 | E.H. Tate Rev. Tr., 825 Central Road Basement waterproofing system | \$11,000 |
| 6-15 | Abenaqui CC, Inc., 731 Central Road Temporary tent permits (3 dates) | NA |
| 6-12 | E.H. Tate Rev. Tr., 825 Central Road Propane generator & tank | \$12,000 |
| 7-07 | John Procopio, 1 Spruce Drive Stone wall on portion of Spruce Dr. boundary | \$1,500 |
| 7-07 | Walter Franz, 804 Central Road Replace roof, windows, siding, trim, one chimney | \$100,000 |
| 8-17 | Abenaqui CC, Inc., 731 Central Road Replace 2 tennis courts, fencing, stone, wall, widen driveway entrance. BOA & PB approved 6/06 | \$135,000 |

| | | |
|-------|---|-----------|
| 8-17 | Diane Bitter, 195 South Road Propane generator | \$11,700 |
| 9-12 | Stephen & Patricia Foss, 45 Fairway Drive Install elevator | \$35,000 |
| 9-12 | Leo & Kathy Montalbano, 636 Central Road Repair damage to existing awning & roof | \$5,000 |
| 9-29 | John Procopio, 1 Spruce Drive Generator | \$3,300 |
| 9-30 | Beach Club, Inc., 2450 Ocean Blvd. Remove existing pool; install new gunite pool | \$317,000 |
| 10-13 | Jonh Clifford, 60 Sea Road Partial re-roof | \$8,000 |
| 10-13 | Robert & Jennifer Helm, 215 South Road Stone wall, South Road | \$9,000 |
| 10-13 | Robert & Jennifer Helm, 215 South Road Stone wall, rear yard | \$7,500 |
| 11-06 | Leo Montalbano, 636 Central Road Shed 8X4 on blocks | \$500 |
| 11-30 | M. Rebecca Franz, 804 Central Road 2 nd & 3 rd chimneys; shed dormer 3 rd floor | \$140,000 |

Respectfully submitted,

Joan A. Dawley,
Zoning Administrator

Office Hours:
Thurs. 11:00 am to 1:00 pm
& by appointment

(603) 964-4850 Office
(603) 431-7720 Home
JoanofRye@aol.com

**Minutes of the
Rye Beach Precinct Meeting
April 11, 2006**

The Rye Beach Precinct meeting was called to order at 7:35 p.m. on Tuesday, April 11, 2006 by Moderator Al Casassa. The meeting was opened with the Pledge of Allegiance being led by Al Casassa and recited by all those in attendance.

Article 1: Al Casassa was nominated moderator for the ensuing year by Linda Shepard and seconded by Kathy Mortalbino. He was elected by a majority vote.

Article 2: Joan Gittlein was nominated as District Clerk for the ensuing year by Betty Smith and seconded by Sally Stram. She was elected by a majority vote.

Article 3: Motion was made by Frank Drake to dispense of the reading and to accept the reports written from the Treasurer, Auditor, and Committees or Officers heretofore chosen and pass any votes relating thereto. Motion was M/S/P. First by Sally Stram then seconded by Tyson Dines.

Article 4: Betty Smith was nominated as Commissioner for a three year term by Kathy Mortalbino and seconded by Sally Stram. She was elected by a majority vote.

Tyson Dines was nominated as Treasurer for the ensuing year by Linda Shepard and seconded by Shawn Crapo. He was elected by a majority vote.

Andrew Mahoney was nominated for Auditor for the ensuing year by Betty Smith and seconded by Al Casassa. He was elected by a majority vote.

Article 5: A motion was made by Frank Drake and seconded by Jerry Gittlein to accept and authorize the withdrawal of up to seven-thousand dollars (\$7,000) from the capital reserve fund for the purpose of installing a sprinkler system and new lawn in front of the Precinct Building. Discussion was held. Sally Stram suggested barriers be placed so that cars would not be able to drive over the new lawn and sprinkler system. The article was passed with a majority vote.

Article 6: A motion was made by Frank Drake and seconded by Peter Clark to raise and appropriate such sums of money as may be necessary for the District charges for the ensuing year of \$171,450.00. By a show of hands, Article 6 was adopted.

Article 7: A motion made by Shawn Crapo and seconded by Jerry Gittlein to authorize the District Officers to raise money by District note in anticipation of taxes. Majority show of hands passed Article 7.

Article 8: A motion made by Shawn Crapo and seconded by Peter Clark to see if the District would vote to authorize the Commissioners to apply for, receive and expand 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 expand money from any other governmental unit or private source to be used for purposes for which the District may legally appropriate money. Majority show of hands passed Article 8.

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

Barbara Sedoric was please to see many building permits that were issued; however, Barbara was concerned that once issued they were not checked for accuracy again. Frank Drake assured her The Committee always checked for errors.

Diane Bitter voiced concern regarding side walk repair and the absence of working street lights. Joan Gittlein commented that she had spoken to the electricians working on the lights on South Road, and they said much of the wiring was outdated and in need of extensive repair. Sally Stram suggested we check-in to this matter further and develop a plan for repairs in a systematic format.

Many in attendance were concerned that road and sidewalk and was often cleaned up and then redistributed because of lack of coordination with the road department. Betty Smith said she has worked many years on this issue and will continue to do so.

In closing Peter Clark wished to thank all those who worked numerous hours in making the Rye Beach Precinct 100th Anniversary held at the Abenauqui Country Club such a tremendous success.

There being no further business the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Joan Gittlein
District Clerk
Rye Beach Precinct

Treasurer's Report

For the year ending 31 December 2006

| | | |
|---------------------------------|-------------|-------------|
| CASH BALANCE a/o 1 January 2006 | \$32,967.73 | |
| Encumbered/Retained | 20,000.00 | |
| Available Surplus | \$12,967.73 | \$12,967.73 |

| ACCT. NO. | REVENUES | | |
|-----------|----------------------|--------------|--------------|
| 3110 | District Taxes | \$130,126.00 | |
| 3401 | Administrative Fees | 4,414.00 | |
| 3409 | Rent Revenues | 11,748.00 | |
| 3502 | Interest | 121.51 | |
| 3509 | Other Revenues | 108.31 | |
| 3915 | Capital Reserve Fund | 5,678.46 | \$152,196.28 |

EXPENDITURES

| | | | |
|------|----------------------------|-----------|--------------|
| 4130 | Administrative | \$995.13 | |
| 4153 | Legal Expense | 126.00 | |
| 4194 | Precinct Building | | |
| | Maintenance/Repair | 63,453.03 | |
| | Fuel | 3,981.56 | |
| | Electricity | 319.15 | |
| | Water | 458.83 | |
| | Sewer Charges | 646.95 | |
| | Insurance | 1,154.13 | |
| 4199 | Zoning & Planning | 12,417.89 | |
| | Equipment | - 0 - | |
| | Miscellaneous | 31.46 | |
| 4220 | Hydrant Service | 28,114.84 | |
| | Snow Removal | 720.00 | |
| 4312 | Roadside Work | 7,150.00 | |
| | Sidewalks/Paving/Boardwalk | 8,129.50 | |
| 4316 | Street Light Power | 2,776.84 | |
| | Street Light Repair | 12,017.69 | |
| | Street Lights (New) | - 0 - | |
| 4319 | Tree Care | - 0 - | |
| | Road Signs | - 0 - | |
| 4723 | Interest Charges | - 0 - | |
| 4915 | Capital Reserve Fund | - 0 - | |
| | | | \$142,493.00 |

| | |
|-------------------------------------|-------------|
| *Cash Balance a/o 31 December 2006: | \$42,671.01 |
| Encumbered Funds | - 0 - |
| Retained Funds | 20,000.00 |
| Surplus available to reduce taxes: | 22,671.01 |
| Capital Reserve Fund (general): | \$3,675.96 |

*Does not include \$2,000 prepayment, by private land-owner, of engineering costs.

S/ Tyson Dines
Treasurer

RYE BEACH VILLAGE DISTRICT

Proposed Budget

| ACCT. NO. | EXPENDITURES | 2006 BUDGET | 2006 ACTUAL | 2007 PROPOSED |
|--------------|---------------------------|---------------------|---------------------|---------------------|
| 4130 | Administrative | \$1,000.00 | \$ 995.13 | \$1,200.00 |
| 4153 | Legal Expense | 5,000.00 | 126.00 | 5,000.00 |
| 4194 | Precinct Building | | | |
| | Maintenance/Repair | 45,000.00 | 57,774.57 | 20,000.00 |
| | Fuel | 4,000.00 | 3,981.56 | 4,000.00 |
| | Electricity | 400.00 | 319.15 | 500.00 |
| | Water | 250.00 | 458.83 | 500.00 |
| | Sewer Charges | 400.00 | 646.95 | 700.00 |
| | Sprinkler/Lawn/Water | 7,000.00 | 5,678.46 | 500.00 |
| 4196 | Insurance | 1,200.00 | 1,154.13 | 1,300.00 |
| 4199 | Zoning & Planning | 22,600.00 | 12,417.89 | 20,000.00 |
| | Equipment | 100.00 | - 0 - | 1,500.00 |
| | Miscellaneous | 100.00 | 31.46 | 100.00 |
| 4220 | Hydrant Service | 30,000.00 | 28,114.84 | 35,000.00 |
| | Snow Removal | 1,500.00 | 720.00 | 1,500.00 |
| 4312 | Roadside Work | 10,000.00 | 7,150.00 | 11,000.00 |
| | Sidewalk/Paving | 30,000.00 | 8,129.50 | 20,000.00 |
| 4316 | Street Light Power | 3,500.00 | 2,776.84 | 3,500.00 |
| | Street Light Repair | 7,500.00 | 12,017.69 | 10,000.00 |
| | Street Lights (new) | 500.00 | - 0 - | 1,000.00 |
| 4319 | Tree Care | 1,000.00 | - 0 - | 1,000.00 |
| | Road Signs | 100.00 | - 0 - | 100.00 |
| 4723 | Interest Charges | 300.00 | - 0 - | 300.00 |
| 4915 | Capital Reserve Fund | - 0 - | - 0 - | - 0 - |
| | TOTAL | \$171,450.00 | \$142,493.00 | \$138,700.00 |
| | REVENUES | | | |
| 3401 | Administrative Fees | \$ 500.00 | \$ 4,414.00 | \$ 500.00 |
| 3409 | Rent | 11,748.00 | 11,748.00 | 14,082.00 |
| 3509 | Other | 50.00 | 108.31 | 50.00 |
| 3915 | From CRF | 7,000.00 | 5,678.46 | - 0 - |
| 3502 | Interest | 200.00 | 121.51 | 100.00 |
| 3359 | State Grant | 6,300.00 | - 0 - | - 0 - |
| | | <u>\$25,798.00</u> | <u>\$22,070.28</u> | <u>\$14,732.00</u> |
| | SURPLUS | \$32,968.00 | \$32,968.00 | \$42,671.00 |
| | Encumbered | - 0 - | - 0 - | - 0 - |
| | Retained | \$20,000.00 | \$20,000.00 | \$20,000.00 |
| | Available to Reduce Taxes | \$12,968.00 | \$12,968.00 | \$22,671.00 |
| | AMOUNT BY TAXATION | \$132,684.00 | \$130,126.00 | \$101,297.00 |

[The text in this section is extremely faint and illegible. It appears to be a list of names or a table of contents, but the individual entries cannot be discerned.]

Notes:

RESIDENT

Rye Beach, New Hampshire

03871