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2011

# **RYE BEACH DISTRICT**

**Rye Beach  
New Hampshire**



## **Annual Report**

**For the Year Ended**

**December 31, 2011**

**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:**

SCOTT MCQUADE

**Planning Board:**

LAWRENCE KNOWLTON

JEROME GITTLEIN

SCOTT MCQUADE

WILLIAM SCHLEYER

BRADLEY RICHARDS, Ex-Officio

CHARLES TUFTS, Alternate

ALFRED ARCIDI, Alternate

**Term Expires**

January 1, 2015

January 1, 2014

January 1, 2015

January 1, 2013

January 1, 2014

January 1, 2015

**Board of Adjustment:**

HAROLD MOLDOFF, Chairman

SHAWN CRAPO, Vice Chair

LARRY KNOWLTON

SARAH T. HAYES

FRANK DRAKE, Ex-officio

FRED CLARK

MATTHEW TACKEFF, Alternate

PATRICK COSTA, Alternate

JOHN CLIFFORD, Alternate

TIM DURKIN, Alternate

January 1, 2013

January 1, 2013

January 1, 2013

January 1, 2015

January 1, 2014

January 1, 2013

January 1, 2015

January 1, 2014

January 1, 2014

**Zoning Administrator:**

Office Hours: BY APPOINTMENT



## Commissioners Report

To the Residents' of Rye Beach Village District:

Tonight the snow that fell on March 1<sup>st</sup> is melting. That's a good thing! You must agree --- we have had a strange winter. The first like this that I can remember, in my 47 years of living in Rye Beach. But being a Florida girl --- I still miss the palm trees!

The year 2011 was a busy one for all of us. Frank, as our acting Zoning Administrator, issued 31 building permits. Bradley caught up our zoning ordinances. I have tried to keep our street lights burning, and our sidewalks walkable. I told Kathy (Montalbano), our "sidewalk czar", to keep walking this winter, so she would be ahead of the game.

We accomplished 359 feet of replacement sidewalk in 2011 and much of that was done because of the Town of Rye's great co-operation. We thank them tremendously.

Over the year we changed our roadside contract to Outdoor Pride of Rye. And, from all accounts, you have been pleased with the results. This year they will be doing additional work, cutting back the vegetation and weeds along the Boardwalk, from Causeway Road to the Beach Club.

All of our board members, on both boards, have worked hard, coming out on cold snowy nights (not this year), and we thank them all for their dedication.

Our thanks to the Rye Driftwood Garden Club for their usual seasonal beautification at the Post Office. And thanks to Betty and Linda for the Christmas wreaths every year.

You must have noticed that I have not preached to you tonight about coming to the meeting. That is because it didn't really work! Tho' a few more of you have come. And, I did notice when Harold and Gloria Moldoff, and Peter and Jennifer Clark offered their barn, (a perfect place for a Precinct get together and party), that most of our Precinct residents showed up. That afternoon proved what Harold has been saying all along --- good food and drink will

bring them out every time. It was a perfect June afternoon, and everyone had a great time. It was a complete surprise and shock when they gave speeches and had gifts for the Commissioners. And, a secret that Linda kept well, I might add! The lobster roll was great, and yes, I shared it with her! But, the kind words were best of all. So, we applaud Harold, Gloria, Peter and Jennifer for their time and hospitality, and Gloria for her cupcakes. And, thank you to the donors that made it possible!

If you see a street light out in the Precinct, please call me. We do light checks every month or two, but sometimes the snow banks stop us. Plus, in the summer they must be done late, because of daylight hours. So, please help if you can.

Respectfully submitted,

Betty Smith

Commissioner

P.S. I am running for Commissioner again and will appreciate your vote **ONE** more time! Tonight ends my 30 year term. Thank you all very much!



## **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 10<sup>th</sup> of April 2012, 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 24<sup>th</sup> day of March 2012.

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 24 March 2012.

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.

16 March 2012

Scott McQuade,  
*Auditor*

### **Rye Beach Precinct Board of Adjustment For year ending 31 December 2011**

The Rye Beach Precinct Board of Adjustment met six (6) times to hear petitions and appeals.

1. **26 January 2011** The Board met to hear the petition of Jerry and Suzanne Loyd, Trustees, for property on 910 Central Road, requesting variance for removal of existing home and construction of new home, pool and yard, all partially within 100 foot wetlands buffer zone.

Hearing continued to March 2, 2011.

2. **16 February 2011** The Board met to hear petition of Melissa Raffoni for property at 2425 Ocean Boulevard, requesting variances to construct 13.5 ft x 16 ft two story addition, in part enclosing a back deck and to allow 4 ft x 23 ft bump out across portion of back of house.

Variances required to expand non-conforming structure in wetlands buffer zone within side, rear and front setbacks.

Request for variances were approved.

3. **2 March 2011** The board met to continue hearing of 26 January 2011, by Jerry and Suzanne Loyd, for property at 910 Central Road, requesting variance for removal of existing home and construction of new home, pool and yard, all partially within 100 foot wetlands buffer zone.

Request for variance was denied.



4. **26 April 2011** The Board met to hear two petitions.

A. Motion for rehearing by Jerry and Suzanne Loyd, Trustees, for property at 910 Central Road, for decision made by Rye Beach Board of Adjustment on 2 March 2011.

Request for rehearing was withdrawn.

B. To hear the petition of John and Abby Taylor for property at 20 Causeway Road, requesting variance to expand non-conforming structure with addition to existing home and to existing garage encroaching 13 ft and 18 ft each into 100 ft buffer zone.

Request for variance was approved.

5. **19 July 2011** The Board met to hear petition of Patrick and Sally Costa for property at 2677 Ocean Boulevard, requesting variances to construct 24 ft x 22 ft garage, 26.5 ft from Causeway Road where 40 ft is required and extension 25 ft into wetland buffer.

Request for variances were approved with conditions.

6. **22 November 2011** The Board met to hear petition of Weston Capital Group for property at 2565 Ocean Boulevard to permit installation of 16 ft x 30 ft in-ground pool. Variances required for rear set back, open space per lot and wetlands buffer.

Request for variance was denied.

The Board meets, as requested, on the third (3rd) Wednesday of each month.

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

The Board welcomes volunteers, Rye Beach Residents, for Alternate positions. Please contact Harold Moldoff or Betty Smith.

Respectfully submitted,  
Harold Moldoff, Chair

**RYE BEACH PRECINCT  
PLANNING BOARD REPORT  
YEAR ENDING DECEMBER 31, 2011**

The Rye Beach Planning Board met several times during the first and second quarters of 2011. The main items the Board dealt with are as follows:

- 1) The Board had several work sessions to discuss possible zoning amendments and revisions to the Zoning Ordinance culminating with a Public Hearing for two revisions and one amendment. At the Annual Meeting all proposed Ordinances were adopted.
- 2) The Confalone Sub-Division was finally approved at the Board's June meeting. Confalone finally met the conditions of the Board, as required, on or before May 15, 2011, to complete the Sub-Division Approval.

Respectfully submitted,  
G Bradley Richards, Chair

## **Zoning Administrator**

### **Annual Report of Building Permits Issued**

The following permits were issued to Rye Beach residents during 2011:

<b>DATE</b>	<b>NAME/ADDRESS/CONSTRUCTION</b>	<b>EST. COST</b>
2-01	Thomas Walsh, 2420 Ocean Boulevard Demolish existing structure	NA
3-07	Barbara Dunkle, 208 South Road Install 8 K W Generator	\$4,700
3-07	Weston Capital Partners, 2565 Ocean Boulevard Living Room Renovations	\$16,500
3-16	Garritt Toohey, 18 Sea Road Repair Porch Posts and Install New Aluminum Screens	\$5,000
3-24	Kevin and Denise Brandon, 617 Central Road Demolish Connection between House and Garage, Move Barn and Set on New Foundation	\$60,000
3-30	Lawrence Knowlton, 70 South Road Add 14' x 22' Dining Room	\$35,000
4-07	Jeff and Katie Fort, 2310 Ocean Boulevard Remodel Existing Kitchen, Asphalt Roof Replacement	\$44,000
4-25	Karen Confalone, 41 Causeway Road Demolish Garage	NA
5-05	Thomas Walsh, 2420 Ocean Boulevard Construction of a New Single Family Home	\$370,000
5-06	Rick and Linda Stoddard, 860 Central Road Construct a Fieldstone Wall approximately 153' in Length	\$30,000
5-17	Jeff Fort, 2310 Ocean Boulevard Install Cedar Wood Fence	\$2,300
6-02	Michael Kettenbach, 925 Central Road Build 10' x 10' Deck on Back of House	\$2,400
5-25	Joseph Guyton, 2491 Ocean Boulevard Remodel Master Suite/Bath, Remodel Front Entrance/Door, Change Porch Roof/Railing	\$150,000



6-10	Francis Kettenbach, 930 Central Road Tent Permit	NA
7-08	Melissa Raffoni, 2425 Ocean Boulevard Add 13.5' x 16' Two Story Addition and a 4' x 23' Single Story Bump Out	\$75,000
7-01	Abenaqui Country Club, 731 Central Road Tent Permit	NA
7-08	John and Abby Taylor, 20 Causeway Road Addition of 38 sq. ft. for Expanded Breakfast Room, Add on 14' to Existing Garage	\$10,000
7-20	Robert Fitzmaurice, 41 Sea Road Replace 31 Windows, Replace Rotted Siding and Trim, Repair/Replace Side Porch Decking and Trim	\$65,000
8-01	Pat and Sally Costa, 2677 Ocean Boulevard Construct a 24' x 22' Detached Two Car Garage	\$48,000
8-12	Mike Coutu, 805 Central Road Stone Piers at Entrance and Wood and Aluminum Fencing	\$40,000
8-31	Craig and Allison Bitter, 195 South Road Replace Roof Shingles	\$7,500
9-10	Lawrence Knowlton, 70 South Road Expand Existing Deck 14' x 14'	\$3,500
9-25	Geraldine Gregorowicz, 15 Willowbrook Avenue Cosmetic Upgrades to Existing Home (Exterior Trim and Siding)	\$18,000
10-20	David Clark, 20 Laurence Lane Install 12 KW Generator	\$12,000
10-28	Lawrence Knowlton, 74 South Road Replace Existing Stone Wall with Cedar Fence	\$5,000
11-20	Abenaqui Country Club, 731 Central Road Improve Driving Range with Stone Wall	NA
11-20	Tony Jalbert, 160 South Road Repairs to Roof, Doors and Windows	\$35,000
12-05	75 Church Road Realty, 75 Church Road Addition of 8' x 12' Shed	\$1,900

12-05	Kevin and Denise Brandon, 617 Central Road Addition and Interior Renovations	\$450,000
12-23	William and Kirsten Marella, 63 South Road Install Generator	\$7,000
12-26	Warrington Malpass, 80 Sea Road Gut and Renovate Barn	\$100,000

**Office Hours:** By appointment

**Contact:** Frank Drake 964-5535  
duckhouse5@comcast.net

Betty Smith 964-8456  
daniel655@aol.com

Bradley Richards 964-6277  
bradleywyn@gmail.com

# **Minutes of the Rye Beach Precinct Meeting April 12, 2011**

The Rye Beach Precinct meeting was called to order at 7:30 pm on Tuesday, April 12, 2011 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. Mr. Casassa announced that the District Clerk, Joan Gittlein, was unable to attend tonight's meeting and Linda Sheppard would be Acting District Clerk.

**Article 1:** Al Casassa was nominated as our moderator for the ensuing year by Linda Sheppard, seconded by Shawn Crapo. Elected by majority vote.

**Article 2:** Joan Gittlein was nominated for District Clerk for the ensuing year by Linda Sheppard, seconded by Harold Moldoff. Elected by majority vote.

**Article 3:** Motion was made by Harold Moldoff, to dispense with the reading and to accept the reports as written from the Treasurer, Auditor, and Committees or Officers heretofore chosen and pass any votes relating thereto. Seconded by Joe Hayes. Motion was M/S/P.

**Article 4:** Frank Drake was nominated as Commission for a three (3) year term by Betty Smith, seconded by Harold Moldoff. Elected by majority vote.

Tyson Dines was nominated as Treasurer for the ensuing year by: Ann Malpass, seconded by Joe Hayes. Elected by majority vote.

Scott McQuade was nominated for Auditor for the ensuing year by Linda Sheppard, seconded by Ann Malpass. Elected by majority vote.

**Article 5:** Motion was made by Shawn Crapo, seconded by Harold Moldoff to raise and appropriate the budget committee recommended sum of \$119,650.00 for general District operations for the ensuing year. Show of hands. Article 5 is declared adopted.

**Article 6:** Motion was made by Harold Moldoff, seconded by Joe Hayes, to authorize the District Officers to raise money by District Note



in anticipation of taxes. Motion was M/S/P.

**Article 7:** 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 RSA 31:95-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 was so moved by Ann Malpass, seconded by Sally Hayes. Article 7 was adopted by voice vote.

**Article 8:** A ballot vote was called to amend the Rye Beach Village District Zoning Ordinance as follows:

**Amendment 1:** Sign Ordinance - To simplify its enforcement and administrative burden.

**Amendment 2:** Structure - The existing definition is amended to ensure that outdoor auxiliary power generators are required to comply with setback and other regulations pertaining to a structure.

**Amendment 3:** Demolition - This section is added to ensure that Rye Beach has some form of demolition regulation in place.

Prior to voting, Linda Sheppard asked for clarification whether or not by voting yes on Amendment 2 would result in a generator being considered a structure by any other definition than for setback purposes. Brad Richards responded with "setback" purposes only.

Ballot Vote:	Amendment 1	19-Yes and 1-No
	Amendment 2	19-Yes and 1-No
	Amendment 3	19-Yes and 1-No

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

A thank you was given to the Commissioners for their dedicated service to the Rye Beach Precinct.

Bill Schleyer thanked Brad Richards for his many hours committed to the Planning Board.

Shawn Crapo thanked Frank Drake for the volume of work he has done as Zoning Administrator.

Al Casassa thanked Linda Sheppard for filling in for Joan Gittlein at tonight's meeting.

The audience applauded for all of the above.

Betty Smith announced there has been a change in who will be doing the Precinct Roadside Maintenance. The Commissioners have accepted a proposal from Outdoor Pride of Rye for the 2011 season.

Sally Hayes said she saw a sign on the Boardwalk that said "thank you - daily walkers".

There being no further business the meeting was adjourned at 8:04 pm.

Respectfully submitted,  
Linda Sheppard

*Linda Sheppard*  
Acting District Clerk

## Notes:



# Treasurer's Report

## For the year ending 31 December 2011

<b>CASH BALANCE a/o 1 January 2011</b>	<b>\$76,659.52</b>	
<b>Encumbered/Retained</b>	<b>20,000.00</b>	
<b>Available Surplus</b>	<b>\$56,659.52</b>	<b>\$56,569.52</b>

<b>ACCT. NO.</b>	<b>REVENUES</b>		
3110	District Taxes	\$44,268.00	
3401	Administrative Fees	4,942.60	
3409	Rent Revenues	16,416.00	
3502	Interest	122.53	
3509	Other Revenues	-0-	
3915	Capital Reserve Fund	-0-	\$65,749.13

	<b>EXPENDITURES</b>		
4130	Administrative	\$ 862.18	
4153	Legal Expense	567.00	
4194	Precinct Building		
	Maintenance/Repair	224.85	
	Fuel	5,512.96	
	Electricity	314.45	
	Water	420.51	
	Sewer Charges	392.35	
	Sprinkler/Lawn/Water	494.20	
4196	Insurance	1,598.75	
4199	Zoning & Planning	4,382.86	
	Equipment	-0-	
	Miscellaneous	32.89	
4220	Hydrant Service	35,140.45	
	Snow Removal	1,200.00	
4312	Roadside Work	7,600.00	
	Sidewalks/Paving/Boardwalk	19,551.88	
4316	Street Light Power	3,650.35	
	Street Light Repair	6,864.08	
4319	Tree Care	-0-	
	Road Signs	-0-	
4723	Interest Charges	-0-	
4915	Capital Reserve Fund	-0-	
			\$88,809.76

*Cash Balance a/o 31 December 2011	\$53,598.89
Encumbered Funds	-0-
Retained Funds	20,000.00
Surplus available to reduce taxes	33,598.89

Capital Reserve Fund (general) \$ 3,982.14

\*Does not include unspent engineering review costs advanced by property owners

S/ Tyson Dines  
Treasurer

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ACCT. NO.	EXPENDITURES	2011 BUDGET	2011 ACTUAL	2012 PROPOSED
4130	Administrative	\$1,200.00	\$ 862.18	\$ 1,200.00
4153	Legal Expense	5,000.00	567.00	5,000.00
4194	Precinct Building			
	Maintenance/Repair	10,000.00	224.85	10,000.00
	Fuel	6,000.00	5,512.96	7,000.00
	Electricity	500.00	314.45	500.00
	Water	500.00	420.51	500.00
	Sewer Charges	500.00	392.35	500.00
	Sprinkler/Lawn	500.00	494.20	500.00
4196	Insurance	1,600.00	1,598.75	1,800.00
4199	Zoning & Planning	9,000.00	4,382.86	6,000.00
	Equipment	500.00	- 0 -	100.00
	Miscellaneous	300.00	32.89	100.00
4220	Hydrant Service	37,000.00	35,140.45	37,000.00
	Snow Removal	3,000.00	1,200.00	3,000.00
4312	Roadside Work	10,000.00	7,600.00	14,000.00
	Sidewalk/Boardwalk	20,000.00	19,551.88	25,000.00
4316	Street Light Power	3,500.00	3,650.35	4,000.00
	Street Light Repair	10,000.00	6,864.08	15,000.00
	Street Lights (new)	100.00	- 0 -	- 0 -
4319	Tree Care	250.00	- 0 -	5,000.00
	Road Signs	100.00	- 0 -	100.00
4723	Interest Charges	100.00	- 0 -	100.00
4915	Capital Reserve Fund	- 0 -	- 0 -	- 0 -
	<b>TOTAL</b>	<b>\$119,650.00</b>	<b>\$ 88,809.76</b>	<b>\$136,400.00</b>
	<b>REVENUES</b>			
3401	Administrative Fees	\$ 500.00	\$ 4,942.60	\$ 500.00
3409	Rent	16,416.00	16,416.00	16,823.00
3509	Other	- 0 -	- 0 -	- 0 -
3915	From CRF	- 0 -	- 0 -	- 0 -
3502	Interest	100.00	122.53	100.00
3359	State Grant	2,500.00	- 0 -	- 0 -
		<u>\$19,516.00</u>	<u>\$21,481.13</u>	<u>\$17,423.00</u>
<b>SURPLUS</b>		<b>\$76,660.00</b>	<b>\$76,660.00</b>	<b>\$53,599.00</b>
Encumbered		- 0 -	- 0 -	- 0 -
Retained		\$20,000.00	\$20,000.00	20,000.00
Available to Reduce Taxes		\$56,660.00		33,559.99
<b>AMOUNT BY TAXATION</b>		<b>\$43,474.00</b>		<b>\$85,378.00</b>

## Notes:



# **Rye Beach Village District**

## **District Ordinances**

### **Parking Ordinance**

Parking of privately owned vehicles in the driveway which surrounds the Precinct Building is restricted to patrons of the US Post Office and to personnel or persons having business in, or having permissive use of the hall. (Adopted 5/14/1986, 3/29/2011)

### **Pet Excrement Ordinance**

It shall be the responsibility of the owners and or keepers of pets to remove excrement produced by those pets from public areas and to properly dispose of such waste in a sanitary manner.  
(Adopted 3/29/2011)

### **Portable Toilets Ordinance**

The placement of portable toilets on private property shall be done so as to minimize the visibility of toilet(s) from any public street.  
(Adopted 3/29/2011)

### **Sidewalk Ordinance**

Where contiguous concrete sidewalk exists in the Rye Beach Village District, original sidewalk material at driveway entrances shall remain and shall not be replaced with other materials. Where no concrete sidewalk exists, when replacing an existing driveway or installing a new one, concrete sidewalk shall be installed.  
(Adopted 3/29/2011)

**THANK YOU  
FOR ATTENDING  
THE ANNUAL MEETING**



# **RESIDENT**

**Rye Beach, New Hampshire**

**03871**