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



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:	Term Expires
LAWRENCE KNOWLTON	January 1, 2006
JEROME GITTLEIN	January 1, 2005
SCOTT MCQUADE	January 1, 2006
WILLIAM SCHLEYER	January 1, 2007
BRADLEY RICHARDS, Ex-Officio	
JOHN JENNESS, Alternate	January 1, 2006
CHARLES TUFTS, Alternate	January 1, 2005
ALFRED ARCIDI, Alternate	January 1, 2006

Board of Adjustment:

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ANDREW MAHONEY	January 1, 2005
HAROLD MOLDOFF	January 1, 2007
JOHN CLIFFORD	January 1, 2005
LARRY KNOWLTON	January 1, 2007
FRANK DRAKE, Ex-officio	
WILLIAM ASHLEY, Alternate	January 1, 2007
EVERETT BARNES JR., Alternate	January 1, 2005
PATRICIA HOLMES, Alternate	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 a	and seal the	22 nd day of March 2004.
Seal	(S) _	Betty Smith, Chairman
	(S) _	Frank Drake
	(S) _	Bradley Richards
		Commisioners Rye Beach Village District
		opy of this warrant was posted at Rye et Hall, places of public meeting in said
Seal	(S) _	Betty Smith, Chairman
	(S) _	Frank Drake
	(S) _	Bradley Richards
		Commissioners Rye Beach Village District
A True Copy Attest:	(0)	
	(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 Abenaqui 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: Abenaqui 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.

<u>December 2003:</u> 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. <u>January 6, 2003.</u> 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.

 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. <u>August 27, 2003.</u> 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. <u>September 29, 2003.</u> The Board heard petition of Lawrence Connell, requesting variance to permit removal of trees in wetland buffer zone that are greater than $4\frac{1}{2}$ inches in diameter at height of $4\frac{1}{2}$ feet above ground level.

Request for variance was approved with conditions.

4. <u>December 10, 2003.</u> 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 -Vice Chair - Harold Moldoff

Ex Officio -

John Clifford 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 Conners 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.

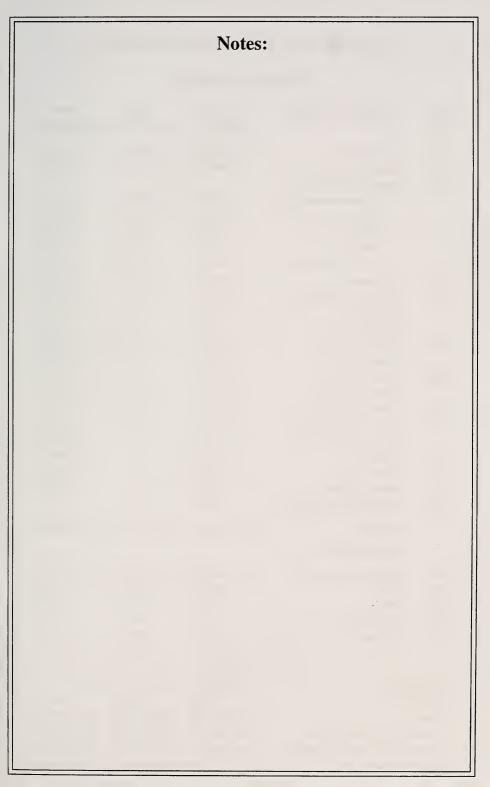
Respectfully submitted,

Joan Gittlein District Clerk Rye Beach Precinct

Treasurer's Report For the year ending 31 December 2003

CASH BALAN Encumbered/R Available Surp		\$45,286.20 20,875.00 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
3713	Capital Reserve Land	· ·	
			\$101,930.58
	EXPENDITURES		
4130	Administrative	\$721.32	
4153	Legal Expense	1,126.75	
4194	Precinct Building	0.7/4.77	
	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 Fur	nds	-0-	
Retained Funds		\$20,000.00	
Surplus available to reduce taxes:		\$33,651.71	
Capital Reserve	Fund (general):	\$8,710.98	
		S/ Tyson D	Dines

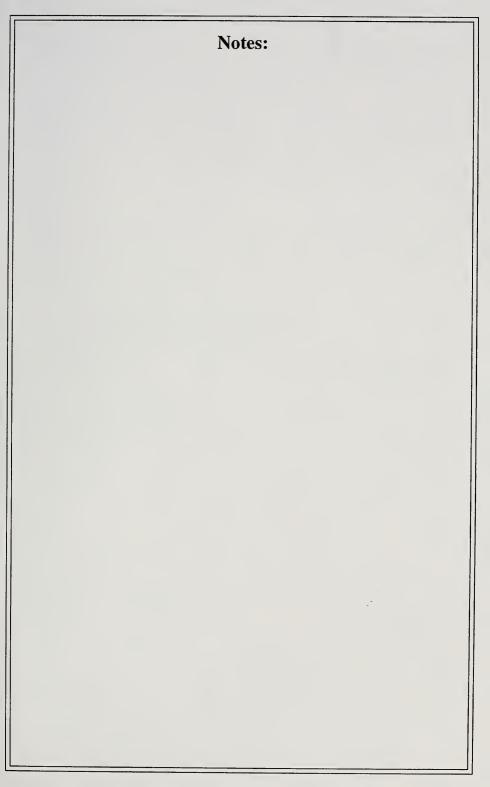
Treasurer



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
1000	Miscellaneous	100.00	19.97	100.00
4220	Hydrant Service	26,000.00	25,720.80	26,000.00
4010	Snow Removal	1,000.00	750.00	1,000.00
4312	Roadside Work	10,000.00	7,875.00	10,000.00
1216	Sidewalk/Paving	25,000.00	5,029.98	15,000.00
4316	Street Light Power Street Light Repair	3,000.00 2,500.00	2,369.62 7,340.24	3,000.00 2,500.00
	Street Lights (new)	500.00	-0-	500.00
4319	Tree Care	1,000.00	-0-	1,000.00
4317	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
		\$12,598.00	\$14,578.38	\$12,598.00
SURPI	LUS	\$45,286.00	\$45,286.00	\$53,652.00
Encumbered		875.00	875.00	-0-
Retaine	~	\$20,000.00	\$20,000.00	\$20,000.00
Available to Reduce Taxes		\$24,411.00	\$24,411.00	\$33,652.00
AMO	UNT BY TAXATION	\$63,791.00	\$62,941.00	\$57,250.00







Rye Beach, New Hampshire RESIDENT

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