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2004

RYE BEACH DISTRICT

**Rye Beach
New Hampshire**



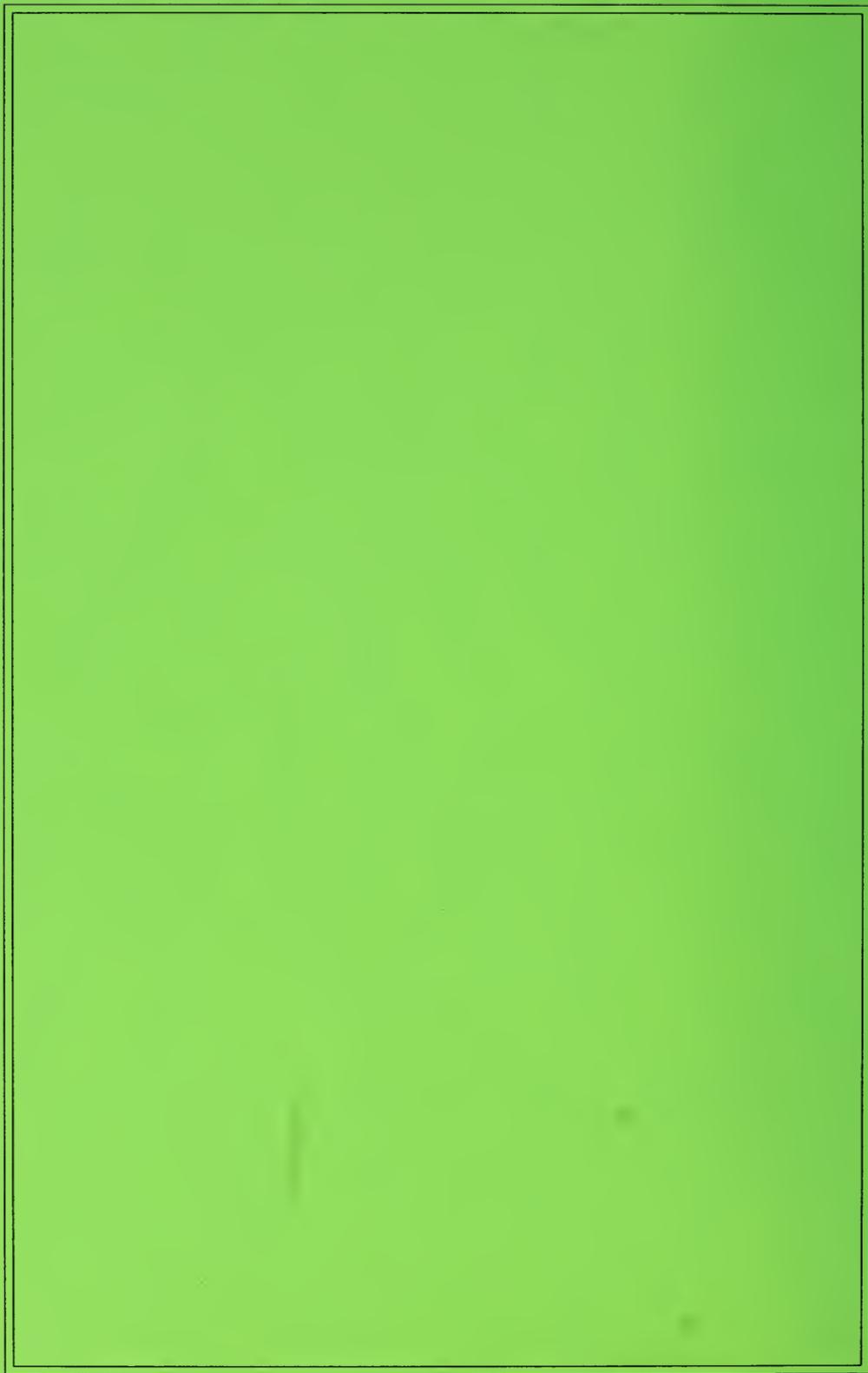
Annual Report

For the Year Ended

December 31, 2004

ANNUAL MEETING

Tuesday 12 April at 7:30 PM



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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, 2008

January 1, 2006

January 1, 2007

January 1, 2006

January 1, 2008

January 1, 2006

Board of Adjustment:

ANDREW MAHONEY

HAROLD MOLDOFF

JOHN CLIFFORD

LARRY KNOWLTON

FRANK DRAKE, Ex-officio

SHAWN CRAPO, Alternate

EVERETT BARNES JR., Alternate

WILLIAM ASHLEY, Alternate

January 1, 2008

January 1, 2007

January 1, 2008

January 1, 2007

January 1, 2007

January 1, 2008

January 1, 2007

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:

In 2004 we accomplished a lot in the Precinct. The building was painted, much sidewalk was removed and replaced on South Road – 367 feet of it. Plus a stretch on Central Road. Along with that, we have enacted an ordinance that says if you replace your driveway, for any reason, it will only come to the sidewalk, with a swale from the sidewalk to the street, making the sidewalk continuous. Things will be much more attractive this way. The side steps at the Post Office were not done, but hopefully, will be done this year. The same inconvenience, I know, but please, bear with us. The tree care item was used and we hope to continue.

Brad Richards and the Planning Board have worked diligently this year, holding many meetings to bring the Master Plan up to date. The Master Plan should be completed by the fall of this year. The Planning Board has also spent time up-dating the new FEMA approved Floodplain Management Ordinance. You will be voting on that, by ballot vote, at the annual meeting.

As always, we would like to thank the Rye Driftwood Garden Club for their lovely seasonal plantings at the Precinct building. Also, thanks to the Rye Beach/Little Boar's Head Garden Club for making the Sea Road Circle beautiful during the summer.

We also want to thank the Rye Public Works Director Bud Jordan and his crew for assisting us with street light electrical problems and sidewalk removal.

And a very special thanks to Patricia and Gary Holmes for donating a very fine copy machine to the Precinct. It makes our life much simpler and we thank you very much.

An elected position which is not fully appreciated is that of the Treasurer. So, we want to thank Tyson Dines for his untiring dedication to this job. Thanks, Tyson.

Remember, we are a volunteer community. If you have an interest in sitting on a board, please call a Commissioner.

To end – The Rye Beach Village District was established in 1905, (Sessions Law) so we are celebrating our 100th anniversary. Happy Birthday RBVD.

Have a 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 12th of April 2005, 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 see if the District will vote to amend the Rye Beach Village District Zoning Ordinance, as proposed by the Planning Board, as follows:
 - A. Amend the Rye Beach Village District Zoning Ordinance, Section IX, Flood Hazard District, to adopt new Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Rockingham County, New Hampshire, Panels 431 and 432 of 681, and the Flood Insurance Study for Rockingham County, said study and maps to take effect on May 17, 2005. (Ballot Vote Required)
- Article 9.** To see if the District will vote to amend the Rye Beach Village District Zoning Ordinance, as proposed by the Planning Board, as

follows:

B. Amend the Rye Beach Village District Zoning Ordinance, Section IX, by deleting the current Section IX in its entirety and inserting in place thereof an updated Floodplain Management Ordinance which meets the minimum requirements of the National Flood Insurance Program Regulations. (Ballot Vote Required)

Article 10. To transact such other business as may legally come before said meeting.

Given under our hands and seal the 25th day of March 2005.

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 28 March 2005.

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 2005

Andrew Mahoney,
Auditor

Report of Rye Beach Planning Board

2004 was a very busy year with a record thirteen meetings scheduled.

Old Business: AT&T Wireless Services withdrew its request for a cellular communications tower at Abenauqui Country Club. This application had captured the attention of the Board during much of 2003.

January 22, 2004: Work Session on Master Plan Update was held; and a Master Plan Survey was mailed to all Rye Beach residents.

February 19, 2004: Public Hearing to review surveys. Residents were unanimously in agreement that small village character is our greatest asset. They expressed support for maintaining sidewalks and preserving the Precinct building. Since 1986 when the previous survey was taken, residents have become less satisfied with Aquarion Water Co. (formerly Hampton Water) and more concerned about the rise in real estate taxes. Nearly two-thirds agreed that more affordable residential units are needed, and about the same percentage expressed support for establishing accessory apartments by special exception.

March 18, 2004: Work session on Master Plan Update.

April 15, 2004: Public Hearing. Lot Line Adjustment, 91 South Road, Robert H. & Cynthia M. Bear; and 820 Central Road, St. Theresa's Church. Approved. Work session on Master Plan Update.

May 6, 2004: Work session, Master Plan.

June 17, 2004: Work session, Master Plan.

June 30, 2004: Work session, Master Plan.

July 15, 2004: Work session, Master Plan.

August 12, 2004: Public Hearing. Lot Line Adjustment, Lots 2 & 3, Sea Road, Mary J. Zygala. Approved. The Planning Board also approved a Letter of Credit to ensure satisfactory construction of the new portion of Sea Road for this subdivision. It is to be a private road built to town specifications but with a narrower width. Planning Board Engineers, OEST Associates, will conduct construction inspections at the expense of developer.

August 26, 2004: Public Hearing. Major Site Development, 731 Central Road, Abenaqui Country Club, New Turf Maintenance Facility. Approved with conditions. Work session, Master Plan.

October 6, 2004: Brief session to reschedule hearing due to lack of quorum.

October 14, 2004: Public Hearing. Major Site Development, 731 Central Road, Abenaqui Country Club, Two new golf holes replacing former 18th hole relocated from site of new Turf Maintenance Center. Approved with conditions, including Letter of Credit to guarantee performance.

November 18, 2004: Public Hearing. Lot Line Adjustment, Love Lane and Central Road, Map 5, Lots 8 & 14), Carroll J. & Elizabeth S. Brown. Approved.

During December 2004, two zoning amendments were being drafted with assistance from Rockingham Planning Commission to present to Rye Beach voters in April, 2005. Both amendments serve to bring local regulations in line with current requirements of the Federal Emergency Management Agency (FEMA) and must be adopted in order to maintain our eligibility for Federal flood insurance subsidies.

Respectfully submitted,

G. Bradley Richards
Chairman

Rye Beach Precinct Board of Adjustment For year ending 31 December 2004

The Rye Beach Precinct Board of Adjustment met seven (7) times to hear petitions and appeals.

1. January 14, 2004. The Board met for continuation of hearing held on December 10, 2003, to allow petitioner to address outstanding issues re: request for Special Exception by William and Joycelyn S. Caulfield, to permit conversion of two (2) existing single family homes, located on one (1) lot, 95-99 South Road, to condominium ownership.

Hearing was continued to February 11, 2004, in order to obtain advice from legal counsel.

The Board voted to vacate prior decision to grant variance on property of Abeniqui Country Club, for wireless communication tower.

2. February 11, 2004. The Board met for continuation of hearing held on January 14, 2004, to allow for review of legal advice from Board's legal counsel.

Request for Special Exception was denied.

3. March 5, 2004. The Board met to review Request for Rehearing by William Caulfield re: Board's denial for Special Exception to permit conversion of two (2) existing single family homes located on one (1) lot to condominium ownership.

Request for rehearing on March 24, 2004 was granted.

4. March 24, 2004. The Board met for a rehearing regarding denial by Board on February 11, 2004, re: Special Exception to permit conversion of two (2) existing single family homes located on one (1) lot at 95-99 South Road, to condominium ownership.

Based on new evidence presented by petitioner, Special Exception was granted with specific conditions.

5. May 26, 2004. The Board met to review request for variance by Lawrence and Linda Connell, 720 Central Road, to permit expansion of deck and addition of stairs within one hundred (100) feet wetlands buffer.

Request for variance was approved with conditional amendment to plan.

- 6A. September 22, 2004. The Board met to review request for variance for Langdonia Realty Trust, 9 Spruce Drive, to permit remodeled roof line located within thirty-seven (37) feet of front property line; and stone planter wall thirty-nine (39) feet, four (4) inches from front property line, where forty (40) feet is required.

Request for variance was granted.

6B. The Board reviewed request for variance by Abeniqui Country Club, Inc., 731 Central Road, and Isle of Langdonia Realty Trust, 9 Spruce Drive, to allow existing fifty (50) feet by eighty (80) feet building to be located within fifteen (15) feet of relocated property line where thirty (30) feet is required and variance to permit the building to be used as residential accessory use.

Request for variance was approved.

7A. October 7, 2004. The Board met to review request for variance by Nora Blouin, 665 Central Road, to permit construction of thirty (30) feet by fifty (50) feet barn and to permit cutting of five (5) trees greater than four and one-half (4½) inches in diameter, in the wetland buffer zone. Barn would be located within sixty (60) feet of Burke's Pond, where one hundred (100) feet setback is required.

Request for variance was amended to cut two (2) trees vs five (5).

Request for variance was granted.

7B. Board reviewed request for variance by Abeniqui Country Club, Inc., 731 Central Road, to permit construction of new golf holes, 17 and 18, a portion of which will be adjacent to Burke's Pond, and within one hundred (100) feet of Burke's Pond, and will include cutting of brush and trees in the buffer area, and filling and dredging of poorly and very poorly drained soils.

Request for variance, with amendments, was approved.

The Board, for year 2004, consisted of members:

Chair -	Harold Moldoff
Vice Chair -	John Clifford
Ex Officio -	Frank Drake
	Andrew Mahoney
	Larry Knowlton
Alternates -	Everett Barnes, Jr.
	Shawn Crapo
	Patricia Holmes

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 Board or Alternate positions. Please contact Harold Moldoff or Betty Smith.

Respectfully submitted,

Harold Moldoff, *Clerk*

Zoning Administrator Annual Report of Building Permits Issued

The following permits were issued to Rye Beach residents during 2004:

DATE	NAME / ADDRESS / CONSTRUCTION	EST. COST
03-26	Gregg & Anne Mikolaities, 851 Central Road Inground pool with 5 ft. fence	\$30,000
04-08	St. Theresa Rectory, 815 Central Road Remove & replace 200 sf section of vinyl siding	1,500
04-08	St. Theresa Church, 820 Central Road Repair portico ceiling	1,100
04-15	Barbara C. Dunkle, 208 South Road New kitchen cabinets	20,000
04-15	Timothy J. Durkin, 900 Central Road Renovate 2nd floor bathroom	10,000
04-15	Lawrence Connell, 720 Central Road Electrical work	1,500
04-29	Gregg & Anne Mikolaities, 851 Central Road Landscaping, brick walks, cobblestone drive, fence	31,500
04-29	John Borgia, 2320 Ocean Blvd. Plumbing, heating for new home	25,000
05-06	St. Theresa Church, 820 Central Road Air Conditioning Units	5,000
05-17	St. Theresa Church, 820 Central Road Replace front walkway, flagstone to concrete	15,000
05-17	Geraldine Gregorowicz, 15 Willowbrook Avenue Replace front fence, wood to vinyl	2,000
05-20	Diane Bitter, 195 South Road Landscaping, walkway, patio, stone wall	15,000
05-25	Valley Properties, Inc., 970 Central Road Vinyl 3 rail fence	9,000
05-26	Real Estate Inv. Group, 930 Central Road Electrical work	1,200
05-27	John Borgia, 2320 Ocean Blvd. Electrical work, new home	4,500

05-27	Sandra Reed Trust, 675 Central Road Plumbing in sunroom	1,500
06-03	Sandra Reed Trust, 675 Central Road Electrical work, sunroom	3,600
06-03	Lawrence Connell, 720 Central Road Stairs & deck extension, variance 5/26/04	3,500
06-10	Gregg & Anne Mikolaities, 851 Central Road Electrical work for pool	1,000
06-11	Alissa & Richard Bournival, 2575 Ocean Boulevard Fountain by pool, flagpole in front	1,325
06-18	Charles Tufts, 299 South Road Repair roof, fascia, trim, downspouts	6,000
06-18	Abenaqui Country Club, 731 Central Road Temporary tent permit, July 8-10	NA
07-07	Valley Properties, Inc., 970 Central Road Stone wall, corner Church Rd. & Ocean Blvd.	18,000
07-23	John & Karen Borgia, 2320 Ocean Blvd. White cedar fence, 5 ft. x 90 ft along Ocean Blvd.	4,000
07-29	Barbara C. Dunkle, 208 South Road Roof, windows, siding, remodel	35,000
08-05	Barbara C. Dunkle, 208 South Road Replace wood fence in rear, 137 ft x 6 ft	4,158
08-19	Jos. & Beth Gagne, 700 Central Road 2 nd story addition, 445 sq. ft. & renovate interior	178,000
09-23	Garrett & Deb. Toohey, 18 Sea Road Stone wall on Sea Road, 200 ft.	5,000
09-28	Thomas & Mary Mullane, 259 South Road 3-car attached garage, 24x36	35,000
09-28	Blythe Brown, 100 South Road Cobblestone front walkway	47,000
09-28	Isle of Langdonia Rlty Tr., 9 Spruce Drive Remodel front entry	85,000
09-30	Garrett Toohey, 18 Sea Road Pave driveway	NA
09-30	Robt. & Louise Oliver, 2306 Ocean Blvd. Repair seawall	1,000

09-30	Thomas & Mary Mullane, 259 South Road Reframe roofline, windows, 10x18 porch	30,000
10-12	Robert Helm, 215 South Road Front Farmers Porch, Rear sunroom addition	150,000
10-21	David & Naomi Rather, 288 South Road 3-car attached garage 26x32	30,000
10-30	Janice Russillo, 860 Central Road 3 car detached garage 36x26	50,000
11-11	Abenaqui Country Club, 731 Central Road Turf Care Maint. Facility	500,000
11-11	Patricia & John Rickert, 633 Central Road Interior renovations to family room over garage	10,000
11-19	Nora Blouin, 665 Central Road steel frame barn 30x50	45,000
11-29	Mary Zygala, 75 Sea Road New Home 8,000 sq. ft.	1,600,000
12-03	Patricia & Gary Holmes, 20 Laurence Lane Renovate 1st floor, add 618 sq. ft. addition & deck	100,000
12-10	Diane DiRocco, 221 South Road Foundation only 34x18 addition & 24x24 garage	15,000
12-16	John & Patricia Rickert, 633 Central Road 2-1/2 story, 1124 sq. ft. addition for kitchen & great room	350,000
12-16	Jos. T. Gagne, 700 Central Road Install new state approved septic system	NA

Minutes of the Rye Beach Precinct Meeting April 13, 2004

The Rye Beach Precinct meeting was called to order at 7:30 p.m. on Tuesday, April 13, 2004 by Moderator Al Casassa. The meeting was opened with the Pledge of Allegiance being recited by 21 persons in attendance.

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 written from the Treasurer, Auditor, and Committees or Officers heretofore chosen and pass any votes relating thereto. Motion was M/S/P.

Article 4: Brad Richards 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 accept the 2004 proposed budget of \$103,500. 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 such money. Motion as M/S/P.

Article 8:

A motion was made to transact such other business as may legally come before said meeting. A discussion ensued concerning sidewalk clean up. Many Rye Beach residents were happy with sidewalk sweeping but concerned with large amounts of sand left on the streets. Chuck Tufts and Jerry Gittlein added concern for lack of attention to the sidewalks on upper South Road, where no sweeping or maintenance had been done. Betty Smith will look into this matter.

Joan Dawley was introduced as our new zoning administrator and will be available for your questions at the Rye Beach Precinct building Thursdays from 11 am-1 pm.

A big thank you goes out to Sean Crapo for an excellent job in limbing and clearing the trees obstructing the Rye Beach sidewalks.

Brad Richards will be looking into a new Rye Beach district sign to replace the missing one at the intersection of South Road and Love Lane.

There being no further business the meeting was adjourned at 8:20 pm.

Respectfully submitted,

Joan Gittlein
District Clerk
Rye Beach Precinct

Treasurer's Report

For the year ending 31 December 2004

CASH BALANCE a/o 1 January 2004	\$53,651.71	
Encumbered/Retained	20,000.00	
Available Surplus	33,651.71	\$33,651.71

ACCT. NO.	REVENUES		
3110	District Taxes	\$54,797.00	
3401	Administrative Fees	9,822.98	
3409	Rent Revenues	11,748.00	
3502	Interest	258.91	
3509	Other Revenues	1,513.80	
3915	Capital Reserve Fund	- 0 -	\$78,140.69
			\$111,792.40

EXPENDITURES			
4130	Administrative	\$763.24	
4153	Legal Expense	630.00	
4194	Precinct Building		
	Maintenance/Repair	6,650.97	
	Fuel	2,464.39	
	Electricity	268.83	
	Water	150.31	
	Sewer Charges	329.00	
4196	Insurance	1,241.14	
4199	Zoning & Planning	15,993.37	
	Equipment	- 0 -	
	Miscellaneous	19.97	
4220	Hydrant Service	25,720.80	
	Snow Removal	300.00	
4312	Roadside Work	6,350.00	
	Sidewalks/Paving/Boardwalk	24,212.00	
4316	Street Light Power	2,840.40	
	Street Light Repair	2,571.07	
	Street Lights (New)	- 0 -	
4319	Tree Care	1,200.00	
	Road Signs	- 0 -	
4723	Interest Charges	- 0 -	
4915	Capital Reserve Fund	- 0 -	
			\$91,705.49

*Cash Balance a/o 31 December 2004:	\$40,086.91	
Encumbered Funds	575.00	
Retained Funds	20,000.00	
Surplus available to reduce taxes:	19,511.91	
Capital Reserve Fund (general):	\$8,796.97	

*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	2004 BUDGET	2004 ACTUAL	2005 PROPOSED
4130	Administrative	\$1,000.00	\$763.24	\$1000.00
4153	Legal Expense	7,500.00	630.00	5,000.00
4194	Precinct Building			
	Maintenance/Repair	15,000.00	6,650.97	15,000.00
	Fuel	3,000.00	2,464.39	3,000.00
	Electricity	300.00	268.83	300.00
	Water	200.00	150.31	200.00
	Sewer Charges	400.00	329.00	400.00
4196	Insurance	1,600.00	1,241.14	1,000.00
4199	Zoning & Planning	14,500.00	15,993.37	14,500.00
	Equipment	300.00	- 0 -	200.00
	Miscellaneous	100.00	19.97	100.00
4220	Hydrant Service	26,000.00	25,720.80	26,000.00
	Snow Removal	1,000.00	300.00	1,500.00
4312	Roadside Work	10,000.00	6,350.00	10,000.00
	Sidewalk/Paving	15,000.00	24,212.00	15,000.00
4316	Street Light Power	3,000.00	2,840.40	3,500.00
	Street Light Repair	2,500.00	2,571.07	2,500.00
	Street Lights (new)	500.00	- 0 -	500.00
4319	Tree Care	1,000.00	1,200.00	1,000.00
	Road Signs	300.00	- 0 -	100.00
4723	Interest Charges	300.00	- 0 -	- 0 -
4915	Capital Reserve Fund	- 0 -	- 0 -	- 0 -
	TOTAL	\$103,500.00	\$91,705.49	\$100,800.00
	REVENUES			
3401	Administrative Fees	\$ 500.00	\$ 9,822.98	\$ 500.00
3409	Rent	11,748.00	11,748.00	11,748.00
3509	Other	50.00	1,513.80	50.00
3915	From CRF	- 0 -	- 0 -	- 0 -
3502	Interest	300.00	258.91	300.00
		<hr/>	<hr/>	<hr/>
		\$12,598.00	\$23,343.69	\$12,598.00
SURPLUS		\$53,652.00	\$53,652.00	\$40,087.00
Encumbered		875.00	875.00	575.00
Retained		\$20,000.00	\$20,000.00	\$20,000.00
Available to Reduce Taxes		\$24,411.00	\$24,411.00	\$19,512.00
AMOUNT BY TAXATION		\$54,797.00	\$54,797.00	\$68,690.00

Notes:

RESIDENT

Rye Beach, New Hampshire

03871