

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

July 16, 2021

Rye Planning Board  
Attn: Patricia Losik, Chairman  
10 Central Road  
Rye, NH 03870

Re: **Site Plan & Special Use Permit Application**  
**295 Lafayette Road, Rye, NH**  
**Tax Map 10, Lot 3**  
**JBE Project No. 18062.2**

Dear Ms. Losik,

On behalf of our client & owner, BSL Rye Benchmark, LLC, Jones & Beach Engineers, Inc. respectfully submits a Site Plan & Conditional Use Permit Application. The intent of this application is to construct a 78 bed Assisted Living complex attached to the existing Evolve Memory Care Facility. The addition will be connected and the main entrance will be located in the new portion and the former main entrance into Evolve will be removed.

The curb cut on Route 1 would remain as the access to the whole site and the front parking field will be adjusted to accommodate the new traffic patterns as well as provide visitor parking. The loop road providing access around the Evolve building will be expanded to encompass the entire compound. The loading area will be in the rear of the building along with solid waste, employee parking, utilities, etc. There will be sidewalks added around the property, outdoor patio areas for residents to enjoy.

The stormwater is being treated and detained with bioretention ponds located around the property. The parking areas will be curbed, the building will have a mix of flat roof with roof drains and sloped roof with stone drip edges. The stormwater will be infiltrated through the excellent soils on the property. The property is located in the Aquifer Protection District and therefore requires a Conditional Use Permit.

## Conditional Use Permit Criteria

The Planning Board may grant a conditional use permit only after a public hearing and written findings of fact are made that all of the following conditions are met:

(a) The proposed use will not detrimentally affect the quality of groundwater by directly contributing to pollution or by increasing the long-term susceptibility of groundwater to potential pollutants.

**RESPONSE: The proposed use is a residential assisted living complex, there are no hazardous chemicals stored or used onsite that could contribute to harming the groundwater.**

(b) Adequate safeguards will be in place to prevent accidental spillage of substances or materials which may be harmful to groundwater from reaching the aquifer.

**RESPONSE: The proposed use is a residential assisted living complex, there are no hazardous chemicals stored or used onsite that could contribute to harming the groundwater.**

(c) The proposed use will discharge no wastewater on site other than that typically discharged by domestic wastewater disposal systems and will not involve on-site storage or disposal of toxic or hazardous wastes as herein defined.

**RESPONSE: The proposed use is a residential assisted living complex, there are no hazardous chemicals stored or used onsite. The wastewater is the same as regular domestic wastewater. The leachfield system will have pre-treatment as required in your Aquifer zone and is being analyzed by GeoInsight with their hydro-geology report that will also be reviewed by your consultant Danna Truslow.**

(d) The proposed use will not cause a significant reduction in the long-term volume of water contained in the aquifer or in the storage capacity of the aquifer.

**RESPONSE: We are infiltrating 100% of our stormwater onsite and therefore will not be altering the volume of water within the aquifer.**

(e) The proposed use complies with all other applicable subsections of this section.

**RESPONSE: The proposed use complies with all other applicable subsections of this article.**

(f) The Planning Board may require that the applicant provide data or reports prepared by a qualified hydrogeologist to assess any potential damage to the aquifer that may result from the proposed use. The Planning Board may engage such professional assistance as it requires to adequately evaluate such reports and to evaluate the proposed use.

**RESPONSE: We have provided our hydrogeology study along with this application and have mailed it to your reviewer.**

(g) Conditional uses using regulated substances have submitted a spill prevention, control and countermeasure (SPCC) plan approved by the Fire Chief, with a determination that the plan will adequately prevent, contain, and minimize releases from ordinary or catastrophic events such as

spills, floods or fires that may cause large releases of regulated substances. The SPCC plan shall include:

**RESPONSE: We will not be storing any hazardous chemicals or regulated substances and therefore do not need to provide a SPCC plan.**

**Use Intensity Statement:**

We have recently received approval for a Lot Line Adjustment of this parcel which adjusts this lot to 10.18 acres. The site is currently the Evolve Memory Care Facility.

We are proposing 78 bed, 70 unit (units are equivalent to rooms) residential Assisted Living expansion of the Evolve Memory Care Facility. Evolve currently has 64 beds in 40 units and some of the units have more than one bed, therefore the differences in the numbers. The total employees onsite for both the memory care and the assisted living will be about 40 people during the day shift. There are some employees onsite all the time.

The site is completely maintained privately with little impact to the Town. The building will be connected to Rye Water District and we are in discussion with Aquarion and Rye Water District for possible connection of these two watermains to help the entire district. The septic will be pre-treated and completely private. There will be an access road for complete fire protection loop around the buildings, sprinklers within the building and front access for ambulance access as needed. The access to the site will be via the existing curb cut on Route 1 and then we will have an emergency connection to the 30-unit condominium development next door.

**Site Impact Analysis:**

We respectfully submit a Site Impact Analysis letter with respect to the Application for a Major Site Plan.

**1. Soils and Natural Contours –**

The below information is taken from the Soil Report prepared by Gove Environmental Services and was submitted within the Drainage Analysis. The natural contours of this property are gentle sloping land that pitches east and west with a slight ridge running north/south.

**MERRIMAC FINE SANDY LOAM.**

This soil has developed on outwash plains. By contrast to the excessively drained Windsor or Hinckley, this soil has a fine sandy loam solum (Ap and Bw) which overlays a coarse gravelly sand textured substratum (2C). The fine sandy loam cap gives Agawam a somewhat excessively drainage classification.

The typical Ap horizon ranges from 7.5YR to 2.5Y, with value of 3 or 4 and chroma of 2 to 4, with textures of fine sandy loam to loam,

The Bw horizon ranges from 7.5YR to 10YR, with value of 4 to 7 and chroma of 3 to 8. Textures are fine sandy loam to loam.

The 2C horizon ranges from 10YR to 5Y, with value of 3 to 7 and chroma of 1-4. Textures are coarse to fine sand. Gravel fragments range are 40%.

The “2” C notation on the substratum denotes a lithologic discontinuity in the soil profile, which is to say that two geologic events created this soil profile.

The following soil map unit represent areas that have been disturbed, graded, excavated or filled. Hydrologic soil groups have been estimated based upon the soil textures, mineral restrictive layers (if present), and estimated seasonal high-water table (if they could be determined by redoximorphic features or other indicators).

## 599 URBAN LAND – HOOSIC COMPLEX

This map unit represents an area of pavement and gravel parking that has been compacted to be virtually impervious. However, if the pavement was removed and the packed gravel was broken up, it would have rapid infiltration in the substratum. The water table is very deep and the textures are similar to the Hoosic or Merrimac, where there is no pavement.

2. **Vegetation** – This site is the former Hector’s Restaurant and there is a mix of vegetation and ground cover. The front of the site is mowed lawn with a sparse tree or two. There is some existing pavement left over from the former use. The back of the site is wooded with a mix of deciduous and evergreen trees. There is very little understory on the property as the trees are mostly mature.
3. **Wetlands** – There are no wetlands on the property.
4. **Surface Water Quality** – The soils on the property are excellent for infiltrating stormwater. The proposed design is porous pavement and stone drip edges on the backs of the units to promote infiltration. All the stormwater will be treated through the porous pavement materials and then infiltrate through the deep, naturally occurring gravel. There is no runoff leaving the site in the post condition as we are infiltrating all of the runoff. This development will also be submitted to NHDES Alteration of Terrain Bureau for review of the stormwater.
5. **Groundwater Quality, including impact on nearby wells** – Based on the stormwater practices being used, the groundwater will not be affected by this development. All of the abutting properties are serviced by municipal water. The North Hampton side of the property has Aquarion Water and Evolve to the North and the homes on Dow Lane all have Rye Water District services.
6. **Spatial relationships with abutting developments or potential development** –

We are working with Benchmark Living to expand their Evolve Facility on the land next to this proposal. To the south, we will have a proposed new 30-unit condominium

development and south of that is a residential apartment house with 7 units in it that can't be expanded based on the North Hampton zoning. We surveyed this property for the former owner and have gone to meeting in North Hampton to discuss this with the Town. To the north is property owned by PSNH. More than half of that property is encumbered by an electrical substation and utility easement. To the west is the land owned by the Town of Greenland and the site of the Coakley landfill. We don't foresee much expansion of this site beyond what is proposed given the Town of Greenland owns the land to the west and a utility company owns the land to the north.

**7. Rural character, including the visual impact of the proposal as seen from surrounding properties and arterial streets –**

This location on Route 1 has a mix of developments from Retail, Office, Oil Delivery, Multi-Family, Strip Center, Hotel, Storage, NHDOT Garage and Laydown yard. This is the location in Town where these uses are allowed and encouraged along Route 1. These uses are necessary, useful and have been located on Route 1 for many years. This area does not consist of the same rural character found on all the other streets in Rye.

That being said, our proposed building addition is sited 70' – 80' from Route 1 Right of Way and we have a New England style proposed building addition that is only 2 stories and has many dormers and wings to break up the look of the facility. The proposed building will have many new landscape areas between Route 1 and the structure and will be keeping in character with the existing Evolve facility.

We have also engaged Jeff Hyland, Landscape Architect and owner of Ironwood Design Group, LLC to assist us with the landscaping associated with this project. His landscape plans are part of our design set and provided for your review. There is a planting berm proposed along Route 1 that will create vegetative screening.

**8. Traffic volumes –**

We have provided a Traffic Analysis by Stephen Pernaw as part of the application and I would defer to that for much greater information on the traffic volumes.

**9. Community facilities, including schools –**

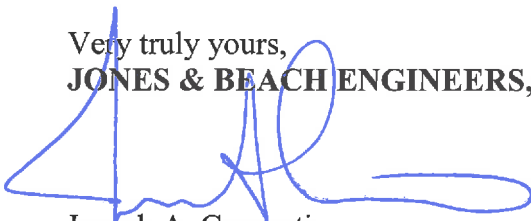
The residents of the Assisted Living will be able to venture out of the building and utilize community facilities. Usage may include the using the local library, eating at restaurants, shopping trips and many of the uses around the town. There will not be any school age children involvement from this development. The goal of sites like this is that local residents in need of assisted living can stay in Town and not have to transfer to facilities away or far from where they live. For those situations, there is no impact on the community facilities as they are already part of the community.

Please find enclosed 12 copies of the following items in support of this Application:

1. One (1) Original and Eleven (11) Copies of Site Plan & Special Use Permit Application.
2. Fee Check.
3. Current Deed.
4. Letters of Authorization.
5. NHDOT Letter
6. Test Pits
7. Abutters List with Mailing Labels.
8. Tax Map.
9. Architectural Plans.
10. Three (3) Hydrogeologic Study + 10 copies of the narrative
11. Three (3) Drainage Analysis.
12. Seven (7) Traffic Impact Assessment Reports
13. Twelve (12) Full-Size Plans.
14. Twelve (12) Half-Size Plans.

Thank you very much for your consideration of this Application. If you should have any questions or need additional information, please call.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Joseph A. Coronati  
 Vice President

cc:

Eric Gardner, Benchmark (application & plans via email)  
 Mike Donovan, Town Attorney (Complete Application, Drainage, Traffic and Hydrogeologic Report and Plans via email & U.S. Mail)  
 Stephen D. Harding, P.E., Sebago Technics, Inc. (Complete Application, Drainage, Traffic and Hydrogeologic Report and Plans via email & U.S. Mail)  
 Danna Truslow (Complete Application, Drainage, Traffic and Hydrogeologic Report and Plans via email & U.S. Mail)  
 Robin Tufts, JSA Design (application & plans via email)  
 Tim Phoenix, Hoefle, Phoenix, Gormley & Roberts (application & plans via email)  
 Kevin Baum, Hoefle, Phoenix, Gormley & Roberts (application & plans via email)  
 Stephen Pernaw, Traffic Engineer (application & plans via email)  
 Jeff Hyland, Ironwood Design Group (application & plans via email)

# Town of Rye Planning Board Application

## FOR BOARD USE ONLY

Case No: \_\_\_\_\_  
Date Rec'd: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_

Name of Proposal: Assisted Living Expansion at Evolve

### Part I: Type of Subdivision Application

Major Subdivision     Minor Subdivision     Lot Line Adjustment  
 Condo Conversion (must fill this out PLUS a Special Use Permit Application)

### Part I: Type of Site Plan Review Application

Major Residential Site Development     Minor Non-residential Site Development

Multifamily Residential Site Developments require a Conditional Use Permit Application in addition to this application

### Part II: Applicant Information

Applicant  
Name: BSL Rye Investors, LLC., Attn. Eric Gardner  
Address: 201 Jones Road, 3rd Floor West  
Waltham, MA 02451

Phone: 339-237-2975  
E-Mail: \_\_\_\_\_

Engineer or Surveyor  
Name: Jones & Beach Engineers, Joseph Coronati  
Address: PO Box 219  
Stratham, NH 03885

Phone: 603-772-4746  
E-Mail: jcoronati@jonesandbeach.com

Owner  
Name: BSL Rye Investors, LLC, Attn. Eric Gardner  
Address: 201 Jones Road, 3rd Floor West  
Waltham, MA 02451

Phone 339-237-2975  
E-Mail: \_\_\_\_\_

Other (Attorney or Agent)  
Name: Hoefle, Phoenix, Gormley & Roberts  
Tim Phoenix & Kevin Baum  
Address: 12 Parrot Avenue, PO Box 4480  
Portsmouth, NH 03802

Phone 603-766-9107  
E-Mail: kbaum@hpgrlaw.com; tphoenix@hpgrlaw.com

*Note: Place a check in the box next to the person who should receive all communications from the Planning Board.*

### Part III: Site Information

A. Location of Site: 295 Lafayette Road  
B. Tax Map No.: 10 Parcel No.: 3  
C. Approx. Lot Size: 443,603 S.F - 10.18 Acres  
D. Present Zoning: Commercial

- E. Present Use: Memory Care Facility
  - F. General Description of Proposed Concept: See Cover Letter for Description.
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**Part IV: Waiver Requests** (Applicants are to use the required waiver request form)

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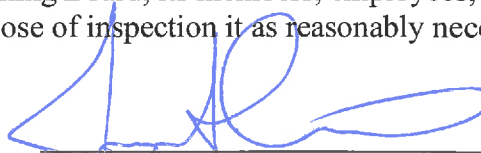
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**Part V: Applicant's Certification**

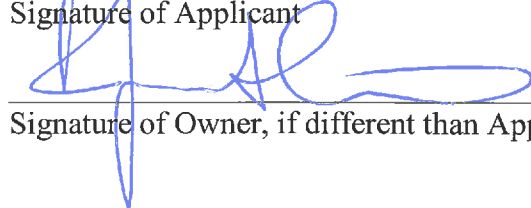
I hereby apply to the Rye Planning Board for final approval of my proposed land development. (In the case of a preliminary review of my land development, I understand that preliminary reviews are advisory only and such reviews are not binding on either the applicant or the Planning Board.)

Further, I hereby grant permission to the Planning Board, its members, employees, consultants and other agents to enter my property for the purpose of inspection it as reasonably necessary for the review of this application.

7/14/21  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Applicant

7/14/21  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Owner, if different than Applicant

**Submittals:**

**All applications must include the documentation related to their application. A total of 12 copies of all submittals required and submitted electronically. (Packet includes, fees, abutter list, site plans and any other documents required)**

**Town of Rye's Land Development Regulations are available in the Rye Town Code Book, Section 202: <https://ecode360.com/RY3900>**

Plan must meet all filing requirements of the Rockingham County Registry of Deeds.



## Applicant's Checklist for Applications

**All applications must include the documents required for their application below total of 12 copies off all supporting documentation including the completed application.**

**Subdivisions: §202-3.1 and 202-3.4**

**A. Lot Line Adjustment Subdivisions**

- \_\_\_\_\_ Application (12 copies per LDR)
- \_\_\_\_\_ Application Fees
- \_\_\_\_\_ 1Abutters List plus 3 typed sets on labels)
- \_\_\_\_\_ Plans per §202-3.3

**B. Minor Subdivision**

All above items, plus:

- \_\_\_\_\_ Final Topo/Soils Plan  
§404.4A, §403.1E
- \_\_\_\_\_ NHWSPCD Approval  
§404.4B
- \_\_\_\_\_ Water & Sewer Extension  
Plans, if applicable  
§404.4C

**C. Major Subdivision**

All requirements 202-3.1 and 202-3.5, plus:

- \_\_\_\_\_ Final Street & Utility Plan  
§202-3-4.E(1)
- \_\_\_\_\_ Stormwater §202-3-4.E(2)  
Management Plan
- \_\_\_\_\_ Erosion Control Plan, §202-3-4.E(3)
- \_\_\_\_\_ Site Impact Analysis, §202-3-4.E(4)
- \_\_\_\_\_ Engineer's Estimate, §202-3-4.E(5)
- \_\_\_\_\_ Easements, Deeds, Covenants  
(if applicable), §202-3-4.E(7)
- \_\_\_\_\_ Use Intensity Statement, §202-3.5

**Site Developments: §202-3.1 and 202-3.4**

**A. All Site Developments**

- Application (12 copies per LDR)
- Application Fees
- 1Abutters List plus 3 typed on labels
- Plans per §202-3.3

**B. Minor Site Developments**

All above items, plus:

\_\_\_\_\_ Other information

**C. Major Site Developments and  
Condominium Conversions**

All requirements 202-3.1 and 202-3.5, plus:

- Final Topo/Soils Plan,
- Final Stormwater Management
- Erosion Control Plan,
- On-Site Disposal Plan,
- Final Elevation Drawings,
- Use Intensity Statement,
- Easements, Deeds, Covenants
- Condo Documents, if applicable

## RYE PLANNING BOARD Fee Schedule

**NOTIFICATION FEES:**

Notification fees (\$90.00) for legal advertisements are required with all preliminary and final applications, except Conceptual Consultation applications.

Abutter fees to \$8.00 **per** each abutter and include all abutters, applicants/owners, any engineer, architect, land surveyor, soil scientist whose professional seal appears on any plat submitted; and all holders of conservation, preservation or agricultural preservation restrictions as defined in RSA 477:45.

**APPLICATION FEES:**

A.	Conceptual Consultation:	\$100.00	
B.	Major Subdivision Application: One half of total fee is due at time of Preliminary application and balance at filing of final application.	\$500.00 <b>per lot</b> (\$90 Notice + \$8.00 each abutter)	
C.	Lot Line Adjustment Application	\$250.00 (\$90 Notice + \$8.00 each abutter)	
D.	Minor Site Plan Application:	\$200.00 (\$90 Notice + \$8.00 each abutter)	
E.	Minor Subdivision	\$250.00 ( <b>plus \$50.00 per Lot</b> + (\$90 Notice + \$8.00 each abutter) <b>(Plus \$50 per unit)</b> )	
F.	Special/Conditional Use Permit	\$250.00 (\$90 Notice + \$8.00 each abutter)	\$250.00
G.	Major-Site Plan Application: One half of total fee is due at time of filing prelim. site plan & balance with final site plan application.	\$500.00 (\$90 Notice + \$8.00 each abutter) <span style="margin-left: 100px;">17 Abutters</span>	\$726.00
			TOTAL = \$976.00
H.	Driveway or Tree Cutting on Scenic Road Application for Site Review	\$100.00 (\$90 Notice + \$8.00 each abutter)	

In addition, Planning Board may require special investigation fees (per S. 202-7.3) or engineering review, traffic study, etc.

**RECORDING FEES:**

For approved applications requiring recording, applicant shall pay the cost of recording by check payable to Rockingham County Registry of Deeds **and** a handling/delivery fee of **\$50 payable to The Town of Rye.**

**INSPECTION FEES:**

Per S. 202-7.3, applicants will be required to pay the costs of construction inspection by the Planning Board Engineer after plans have been approved. A separate escrow agreement will be drawn to cover the construction inspection fees. Generally, this only involves major site developments and subdivisions.

**LAND DEVELOPMENT REGULATIONS  
2020 ATTACHEMENT 2**

**APPENDIX B**

**APPLICATION FOR WAIVER OF SUBDIVISION/SITE PLAN REVIEW  
REQUIREMENT**

(Complete one form for each waiver request)

To the Chairman and Members of the Rye Planning Board:

On \_\_\_\_\_, 20\_\_, I submit a plan for (subdivision/site plan review) approval to the Board,  
entitled \_\_\_\_\_ prepared by  
\_\_\_\_\_ and hereby request a waiver from Article \_\_\_\_\_  
Section \_\_\_\_\_ of the Rye Land Development Regulations.

A. The Planning Board may waive requirements of these regulations in accordance with RSA 674:36, II(n) (1), and RSA 674:44, III(e) (1).

B. RSA 674:36, II(n), for subdivision applications and RSA 674:44, III(e), for site plan review applications require that the basis for any waiver granted by the Planning Board shall be recorded in the minutes of the Board. The Planning Board may only grant a waiver if the Board finds, by majority vote, that strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of these regulations. Requests for waivers shall be submitted in writing at least 12 days before the meeting at which the Board considers the waiver request. A written waiver request shall describe how compliance with the regulations for which a waiver is requested would pose an unnecessary hardship to the applicant and why the waiver would not be contrary to the spirit and intent of the regulations.

Explanation for Wavier Request: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
Signature of Applicant (or designee)

\_\_\_\_\_  
Date

# Town of Rye Planning Board

## APPLICATION FOR CONDITIONAL USE PERMIT Or SPECIAL USE PERMIT

(\*\*\*(Part III: Type of Application (check one) SEE BELOW)\*\*\*)  
Must be filed in addition to a Regular Planning Board application.

FOR BOARD USE ONLY

App/File No: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Date Rec'd: \_\_\_\_\_

Name of Proposal: Assisted Living Expansion at Evolve

### Part I: Applicant and Representatives

\_\_\_\_ Applicant \_\_\_\_\_ Owner  
Name: BSL Rye Investors, LLC., Attn. Bill Cook Name: Same as Applicant

Address: 201 Jones Road, 3rd Floor, West Address: \_\_\_\_\_  
Waltham, MA 02451

Email & Phone: 339-237-2975 Email & Phone \_\_\_\_\_

Engineer or Surveyor \_\_\_\_\_ Other (Attorney or Agent)  
Name: Jones & Beach Engineers, Joseph Coronati Name: \_\_\_\_\_

Address: PO Box 219 Address: \_\_\_\_\_  
Stratham, NH 03885

603-772-4746  
Email & Phone jcoronati@jonesandbeach.com Email & Phone \_\_\_\_\_

*Note: Place a check in the box next to the person who should receive all communications.*

### Part II: Site Information

- A. Location of Site: 295 Lafayette Road
- B. Tax Map No.: 10 Parcel No. 3
- C. Approx. Lot Size: 443,603 S.F. - 10.18 Acres
- D. Present Zoning: Commercial
- E. Present Use: Memory Care Facility

General Description of Proposed Concept: \_\_\_\_\_  
See Cover Letter for Description.

### Part III: Fill out a Planning Board application PLUS Type of Application (check one)

- \_\_\_\_\_ Special Use Permit for Retirement Community Development (RCD), per Section 190-4.1
- \_\_\_\_\_ Special Use Permit for Wireless Telecommunications Facility, per Section 190-5.5
- \_\_\_\_\_ Conditional Use Permit for Condominium Conversion, per Section 190-5.3 and 190-5.3.1
- Special Use Permit for Aquifer Protection zone, per Section 190-3.6
- \_\_\_\_\_ Conditional Use Permit for Small Wind Energy Systems, per Section 190-5.8
- \_\_\_\_\_ Special Use Permit for Multi-Family dwellings, per Section 190-3.7 and 190-4.2
- \_\_\_\_\_ Special Use Permit for Conservation Land Developments (CLD's), per Section 190-4.3
- \_\_\_\_\_ Conditional Use Permit for an Accessory Dwelling Unit, per Section 190-5.6
- \_\_\_\_\_ Special Use Permit for Section Tourist Accommodations, per Section 190-5.4

**CONDITIONAL USE PERMIT:** In the Rye Zoning Ordinance, the term “conditional use permit” is synonymous with the term “special use permit,” as used in the New Hampshire RSA’s. (Adopted 2007).

**Part IV: Other Required Permits/Approvals**

Please attach a list of all required town, state and federal permits or approvals.

**Part V: Waiver Requests – Use Waiver application Form - attached**

List requests for any waivers that may be allowed by zoning ordinance. (RCD’s and Wireless Facilities Only). Please provide a separate written request for each waiver which explains the justification for the waiver and how the waiver meets the requirements for waivers set forth in the zoning ordinance.

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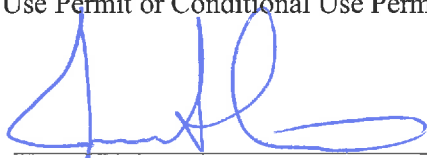
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**Part VI: Application for Conditional Use Permit/Special Use Permit**

The Undersigned hereby requests a Special Use Permit or Conditional Use Permit for the project or proposal described herein.

7/14/21  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Signature

**Must be filed in addition to a Regular Planning Board application.**

**Rye Zoning Ordinance Section, 190-2.2(O) Expiration of Special Use/Conditional Use Permits:** An approved but unused special use permit or conditional use permit shall lapse two (2) years from the date of approval unless substantial construction relative to the permit has begun on the site or unless the planning board has approved an extension for good cause. Applications for an extension shall be subject to the hearing and notice requirements applicable to the original permit. (Adopted 3/11/14)

**All applications must include the documents checked as “required” below. Please include one (1) original and nine (9) copies of each documents. For a total of 12 of EACH.**

**Applicant’s Checklist for Applications**  
**Each Conditional Use and/or Special Use Permit has it’s own checklist of what will be required for the Planning Board Application.**

**All applications must include the documents required for their application below. Total 12 packets. (Packet include: application, fees, abutter list, site plans and any other documents required for the completion of your application see below)**

**Every Application must include the following (check the Land Development Regulations to see which apply to your type of application):**

<input checked="" type="checkbox"/>	Completed application signed by applicant and property owner (if different from applicant) and information with the application listed below, total 12 copies
<input checked="" type="checkbox"/>	Enlarged Tax map clearly showing the position of the property with street names for easy Identification (Town Website GIS at <a href="http://www.axisgis.com/RyeNH/Default.aspx?Splash=True">http://www.axisgis.com/RyeNH/Default.aspx?Splash=True</a> )
<input checked="" type="checkbox"/>	A list of all required state permits such as wetlands, septic, alteration of terrain, etc.;
<input checked="" type="checkbox"/>	Depending upon relief requested, follow the checklist for that conditional use/special use permit and provide proof of all requirements met per that section or the Ordinance (12 copies of each)
<input type="checkbox"/>	Final Subdivision Plat (in color, if possible)
<input checked="" type="checkbox"/>	One Abutter list which includes addresses with map and lot numbers of adjoining parcels including the land across the street or waterway of the subject property;
<input checked="" type="checkbox"/>	Three (3) sets of mailing labels pursuant to RSA 676:7. Please submit on Avery 5160 labels;
<input checked="" type="checkbox"/>	Application fees (check made to Town of Rye see fee schedule).

**Please provide 12 copies of ALL materials in the application, including 11“x17” copies of all large-scale plans, large scale elevations, etc., please. Please also submit it all in PDF format and Color.**

**The application will not be accepted without the 12 copies.**

## RYE PLANNING BOARD Fee Schedule

### NOTIFICATION FEES:

Notification fees (\$90.00) for legal advertisements are required with all preliminary and final applications, except Conceptual Consultation applications.

Abutter fees to \$8.00 **per** each abutter and include all abutters, applicants/owners, any engineer, architect, land surveyor, soil scientist whose professional seal appears on any plat submitted; and all holders of conservation, preservation or agricultural preservation restrictions as defined in RSA 477:45.

### APPLICATION FEES:

A.	Conceptual Consultation:	\$100.00
B.	Major Subdivision Application: One half of total fee is due at time of Preliminary application and balance at filing of final application.	\$500.00 <b>per lot</b> (\$90 Notice + \$8.00 each abutter)
C.	Lot Line Adjustment Application	\$250.00 (\$90 Notice + \$8.00 each abutter)
D.	Minor Site Plan Application:	\$200.00 (\$90 Notice + \$8.00 each abutter)
E.	Minor Subdivision	\$250.00 ( <b>plus \$50.00 per Lot</b> + (\$90 Notice + \$8.00 each abutter) <b>(Plus \$50per unit)</b> )
F.	Special/Conditional Use Permit	\$250.00 (\$90 Notice + \$8.00 each abutter)
G.	Major-Site Plan Application: One half of total fee is due at time of filing prelim. site plan & balance with final site plan application.	\$500.00 (\$90 Notice + \$8.00 each abutter)
H.	Driveway or Tree Cutting on Scenic Road Application for Site Review	\$100.00 (\$90 Notice + \$8.00 each abutter)

In addition, Planning Board may require special investigation fees (per S. 202-7.3) or engineering review, traffic study, etc.

### RECORDING FEES:

For approved applications requiring recording, applicant shall pay the cost of recording by check payable to Rockingham County Registry of Deeds **and** a handling/delivery fee of **\$50 payable to The Town of Rye.**

### INSPECTION FEES:

Per S. 202-7.3, applicants will be required to pay the costs of construction inspection by the Planning Board Engineer after plans have been approved. A separate escrow agreement will be drawn to cover the construction inspection fees. Generally, this only involves major site developments and subdivisions.

**APPLICATION FOR WAIVER OF SUBDIVISION/SITE PLAN REVIEW  
REQUIREMENT**

(Complete one form for each waiver request)

To the Chairman and Members of the Rye Planning Board:

On \_\_\_\_\_, 20\_\_\_, I submit a plan for (subdivision/site plan review) approval to the Board,  
entitled \_\_\_\_\_ prepared by  
\_\_\_\_\_ and hereby request a waiver from Article \_\_\_\_\_  
Section \_\_\_\_\_ of the Rye Land Development Regulations.

A. The Planning Board may waive requirements of these regulations in accordance with RSA 674:36, II(n) (1), and RSA 674:44, III(e) (1).

B. RSA 674:36, II(n), for subdivision applications and RSA 674:44, III(e), for site plan review applications require that the basis for any waiver granted by the Planning Board shall be recorded in the minutes of the Board. The Planning Board may only grant a waiver if the Board finds, by majority vote, that strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of these regulations. Requests for waivers shall be submitted in writing at least 12 days before the meeting at which the Board considers the waiver request. A written waiver request shall describe how compliance with the regulations for which a waiver is requested would pose an unnecessary hardship to the applicant and why the waiver would not be contrary to the spirit and intent of the regulations.

Reason for request for a waiver: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant (or designee)

\_\_\_\_\_  
Date



Letter of Authorization

I, Bill Cook, BSL Rye Benchmark, LLC, 201 Jones Road, 3<sup>rd</sup> Floor West, Waltham, MA 02451, owner of property located in Rye, NH, known as Tax Map 10, Lot 3, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 295 Lafayette Road in Rye, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness

  
Bill Cook  
BSL Rye Benchmark, LLC

3/11/12  
Date

Record and return to:

Proskauer Rose LLP  
One International Place  
Boston, MA 02110  
Attention: Sean T. Boulger, Esq.



LCHIP	ROA527671	25.00
TRANSFER TAX	RO101777	82,500.00
RECORDING		22.00
SURCHARGE		2.00

WARRANTY DEED

**EVOLVE AT RYE, LLC**, a Delaware limited liability company, a/k/a Evolve at Rye, LLC, a New Hampshire limited liability company, with a mailing address of 343 High Street, Newburyport, MA 01950, for consideration paid, grants to **BSL RYE INVESTORS LLC**, a Delaware limited liability company, with a mailing address of c/o Benchmark Senior Living LLC, 201 Jones Road, 3rd Floor West, Waltham, MA 02451, with Warranty Covenants, the following:

A certain tract or parcel of land situate, with the buildings thereon, if any, located at 295 Lafayette Road in the Town of Rye, County of Rockingham and State of New Hampshire, bounded and described as set forth on Exhibit A attached hereto and incorporated herein, and subject to the encumbrances listed on Exhibit B, together with all appurtenant rights.


Meaning and intending to describe the same premises described in that certain Quitclaim Deed from Sanctuary Care, LLC to Evolve at Rye, LLC dated August 7, 2017, and recorded with the Rockingham County Registry of Deeds on August 8, 2017 in Book 5843, Page 0353.

*[Remainder of page intentionally left blank. Signatures follow.]*

Dated effective as of 13th November, 2020.

**EVOLVE AT RYE, LLC,**  
a Delaware limited liability company

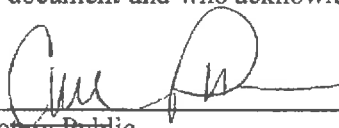
By: Evolve at Rye Management, LLC  
Its: Manager

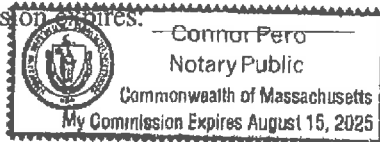
By:   
Name: Paul Dahn  
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 13<sup>th</sup> day of November, 2020, before me, the undersigned notary public, personally appeared Paul Dahn, the Manager of Evolve at Rye Management, LLC, the Manager of Evolve at Rye, LLC, and proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding document and who acknowledged to me that s/he signed it voluntarily for its stated purpose.

  
Notary Public  
My commission expires.



*[Signature Page to Warranty Deed]*

EXHIBIT A

LEGAL DESCRIPTION

A certain tract or parcel of land, with buildings and improvements thereon, situated in the Town of Rye, County of Rockingham and State of New Hampshire, and bounded and described as follows:

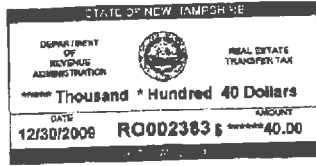
Beginning at a point on the westerly side of US Route 1, Lafayette Road, at the northeasterly corner of land now or formerly of Malcolm E. Smith III; thence N 82°28'17" W for a distance of 135.00 feet to a point; thence S 44°30'59" W for a distance of 60.89 feet to a point; thence N 82°28'17" W for a distance of 503.54 feet to a point; thence N 37°03'37" E for a distance of 55.87 feet to a point; thence N 36°38'12" E for a distance of 377.50 feet to a point; thence S 89°28'56" E for a distance of 69.57 feet to a point; thence N 89°00'53" E for a distance of 147.78 feet to a point; thence N 88°00'58" E for a distance of 121.91 feet to a point; thence N 87°48'51" E for a distance of 278.70 feet to a point on the westerly side of Lafayette Road; thence along the westerly sideline of Lafayette Road S 26°24'32" W for a distance of 180.67 to a point; thence S 26°24'32" W for a distance of 270.97 to the point of beginning.

Meaning and intending to describe a 5.815 acre parcel as shown on a plan entitled "Boundary Line Adjustment & Merger Plan for Rye Sanctuary" by Doucet Survey, dated January 12, 2010, and recorded at the Rockingham County Registry of Deeds as Plan #D-36366.

**EXHIBIT B**

**ENCUMBRANCES**

1. Easement to Portsmouth Power Company recorded in Book 830, Page 47.
2. Notice of Groundwater Management Permit recorded in Book 4929, Page 795.
3. Such matters as appear on Plans recorded in D-36366 and D-36855.
4. Nitrate setback easement as contained in Deed recorded in Book 5302, Page 588.
5. Agreement between Rye Water District and Sanctuary Care LLC and recorded in Book 5361, Page 485.
6. Certificate of Site Plan Approval recorded in Book 5222, Page 1667.



2009 DEC 30 AM 11:37

063507

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that 1st & Ten Property Management Corporation of 221 Woodland Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842, and Malcolm E. Smith III, individually, of 221 Woodland Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842,

for consideration paid,

GRANT to Malcolm E. Smith, III of 221 Woodland Road, Hampton, County of Rockingham and State of New Hampshire 03842,

with quitclaim covenants, the following described premises:

A certain tract or parcel of land with any buildings thereon, situate in the Town of Rye, County of Rockingham, State of New Hampshire, on the northwesterly side of Lafayette Road, bounded and described as follows:

Beginning at a gate post at land now or formerly of Benjamin Corbett; thence running southwesterly by said Lafayette Road six hundred sixty-six (666) feet to a corner in a stone wall at a point thirty-four (34) feet distant northeasterly from a concrete post on the town line between said Rye and the town of North Hampton; thence turning and running northwesterly by the stone wall marking the boundary line between the said granted premises and the land now or formerly of Edgar J. Rand, seven hundred fifty-eight (758) feet to a concrete post marking the said town line; thence turning and running northeasterly by the stone wall marking the division line between said granted premises and the land of one Moulton, six hundred ninety (690) feet to a stake and stones at the land of said Corbett; thence turning and running southeasterly by the said land of said Corbett, six hundred fifty-two (652) feet, more or less, to said gate post and the point of beginning.

Containing 10.4 acres, more or less.

This is not homestead property.

Meaning and intending to convey the same premises conveyed to Malen Property Management, LLC by Warranty Deed of Arthur R. Bonin, Executor under the Will of Robert J. Bonin, and Arthur R. Bonin, Trustee of the Bonin 1987 Trust u/d/t, dated September 29, 1994 and recorded in the Rockingham County Registry of Deeds at Book 3073, Page 0411. See also deed of Malen Property Management, LLC to the Grantor recorded in said Rockingham Registry of Deeds. Malcolm E. Smith III joins in this conveyance individually, for whatever interest he may have, and as sole stockholder, President and Principal of the Grantor, 1st & Ten Property Management Corporation.

For further reference, see also Estate of Robert J. Bonin, Rockingham County Probate No. 61026.

IN WITNESS WHEREOF, the Grantor hereby signs this 10<sup>th</sup> day of November, 2009.

1st & Ten Property Management Corporation

[Signature]  
Witness

By: [Signature]  
its duly authorized agent  
Malcolm E. Smith III

[Signature]  
Witness

By: [Signature]  
Malcolm E. Smith III,  
individually

STATE OF NEW HAMPSHIRE  
COUNTY OF Rockingham

On this the 10<sup>th</sup> day of November, 2009, before me personally appeared Malcolm E. Smith, III, individually and as a duly authorized agent of the 1st & Ten Property Management Corporation, known to me to be the person whose name is subscribed to the within instrument, individually and as agent for said Grantor, and acknowledged that he executed the same for the purposes herein contained.

[Signature]  
Steven Slavovskii  
Notary Public *Town of Dover*  
My Commission Expires: 8/13/2013





Victoria F. Sheehan  
Commissioner

THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION



William Cass, P.E.  
Assistant Commissioner

April 20, 2021

Mr. Joseph Coronati, P.E.  
Jones & Beach engineers, Inc.  
85 Portsmouth Ave., P.O. Box 219  
Stratham, NH 03885

RE: Rye, US 1, 0 & 295 Lafayette Road, 30 Unit Condo Project and Evolve Expansion

Dear Mr. Coronati:

On March 26, 2021, NHDOT received driveway permit applications and concept plans for the subject properties that abut each other. At your request, we have conceptually reviewed the proposed access configuration for both properties. This letter is to inform you that one driveway will be allowed for access to 0 Lafayette Road, located opposite Dow Lane, and the expansion of the Evolve facility will be allowed through its existing access. Approval of both driveways, and any potential mitigation, is subject to satisfying the conditions of the NHDOT Driveway Policy. Traffic study reports will need to be prepared for both projects that determine standard peak hour trip generation traffic volumes and present NCHRP turn treatment warrant analyses.

These driveway permit applications will be reviewed as major drive entrances. Please refer to page 9 of 31 of NHDOT's "Policy for the Permitting of Driveways and Other Accesses to the State Highway System" dated March 10, 2000 for the required information necessary to complete the application. Please contact James Hewitt at [james.hewitt@dot.nh.gov](mailto:james.hewitt@dot.nh.gov) if you have any questions.

Sincerely,

Roger L. Appleton P.E.  
Assistant District Engineer

cc: Town of Rye

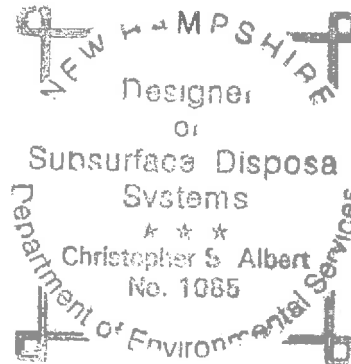
TEST PITS  
FOR  
0 LAFAYETTE RD  
RYE, NEW HAMPSHIRE  
March 5, 2020  
JBE Project No. 18062.1

Performed by: Chris Albert, Jones & Beach Engineers, Inc., SSD #1085  
Witnessed by: Dennis Plante

Test Pit #1

		grass mat
0"- 44"	10YR 5/6	yellowish brown fine sandy loam few stones
44"-96"	10YR 4/4	dark yellowish brown loamy sand gravelly small stones

SHWT = none-96"  
Roots to 44"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch



**Test Pit #2**

0"- 24"

10YR 4/6

dark yellowish brown  
fine sandy loam  
few roots

24"-96"

10YR 5/3

brown  
fine sand  
few stones

No SHWT observed  
Roots to 24"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch

**Test Pit #3**

0"- 6"

10YR 3/3

dark brown  
fine sandy loam  
few roots

6"-32"

10YR 5/6

yellowish brown  
fine sandy loam  
few roots

32"-96"

10YR 4/4

dark yellowish brown  
medium to fine  
gravelly sand  
small stones

SHWT = none-96"  
Roots to 32"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch



Test Pit #4

0"- 6"

10YR 3/3

dark brown  
fine sandy loam  
few roots

6"-32"

10YR 5/6

yellowish brown  
fine sandy loam  
few roots

32"-96"

10YR 4/4

dark yellowish brown  
medium to fine  
gravelly sand  
small stones  
with construction rubble

SHWT = none-96"

Roots to 32"

No H<sub>2</sub>O observed

No Refusal observed

Perc Rate = 4 min/inch

Test Pit #5

0"- 2"

10YR 3/3

dark brown  
fine sandy loam  
Thin "A"

2"-24"

10YR 5/4

yellowish brown  
fine sandy loam  
few roots

24"-96"

10YR 4/6

dark yellowish brown  
medium sand  
few stones

SHWT = none-96"

Roots to 24"

No H<sub>2</sub>O observed

No Refusal observed

Perc Rate = 4 min/inch



**Test Pit #6**

0"- 2"	10YR 3/3	dark brown fine sandy loam few roots thin "A"
2"-24"	10YR 5/6	yellowish brown fine sandy loam few roots graded material
24"-96"	10YR 4/4	dark yellowish brown loamy sand to fine sand shaky rock with construction rubble

SHWT =none-96"  
Roots to 24"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch

**Test Pit #7**

		forest mat
0"- 8"	10YR 3/3	dark brown fine sandy loam many roots
8"-24"	10YR 5/6	yellowish brown fine sandy loam few roots
24"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 24"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch



**Test Pit #8**

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-18"	10YR 5/6	yellowish brown fine sandy loam few roots
18"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 18"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch

**Test Pit #9**

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-18"	10YR 5/6	yellowish brown fine sandy loam few roots
18"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 18"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch



**Test Pit #10**

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-18"	10YR 5/6	yellowish brown fine sandy loam few roots
18"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 18"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch

**Test Pit #11**

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-18"	10YR 5/6	yellowish brown fine sandy loam few roots
18"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 18"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch



**Test Pit #12**

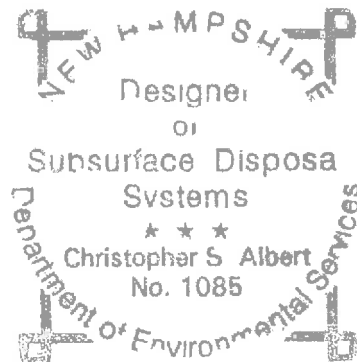
		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-18"	10YR 5/6	yellowish brown fine sandy loam few roots
18"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 18"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch

**Test Pit #13**

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-18"	10YR 5/6	yellowish brown fine sandy loam few roots
18"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 18"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch





**Test Pit #14**

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-18"	10YR 5/6	yellowish brown fine sandy loam few roots
18"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 18"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch

**Test Pit #15**

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-18"	10YR 5/6	yellowish brown fine sandy loam few roots
18"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 18"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch



TEST PITS  
FOR  
0 LAFAYETTE RD  
RYE, NEW HAMPSHIRE  
March 6, 2020  
JBE Project No. 18062 }

Performed by: Chris Albert, Jones & Beach Engineers, Inc., SSD #1085  
Witnessed by: Dennis Plante

Test Pit #16

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-18"	10YR 5/6	yellowish brown fine sandy loam few roots
18"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 18"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch



**Test Pit #17**

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-24"	10YR 4/4	dark yellowish brown fine sandy loam few roots
24"-120"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 24"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch

**Test Pit #18**

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-24"	10YR 4/4	dark yellowish brown fine sandy loam few roots
24"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 24"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch



Test Pit #19

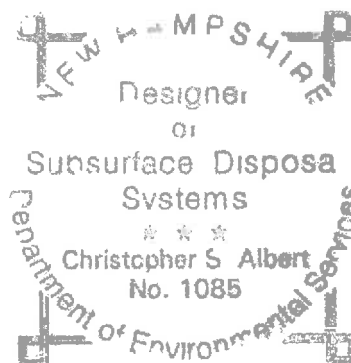
		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-24"	10YR 4/4	dark yellowish brown fine sandy loam few roots
24"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 24"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch

Test Pit #20

		forest mat
0"- 6"	10YR 3/3	dark brown fine sandy loam many roots
6"-18"	10YR 5/6	yellowish brown fine sandy loam few roots
18"-96"	10YR 4/4	dark yellowish brown medium sand few stones

No SHWT observed  
Roots to 18"  
No H<sub>2</sub>O observed  
No Refusal observed  
Perc Rate = 4 min/inch



**ABUTTERS LIST (DIRECT)  
AS OF  
JUNE 30, 2021  
FOR  
295 LAFAYETTE ROAD, RYE, NH  
JBE PROJECT No. 18062.2**

**OWNER OF RECORD/APPLICANT:**

TAX MAP 10/ LOT 3  
BSL RYE INVESTORS, LLC  
C/O BENCHMARK SENIOR LIVING, LLC  
201 JONES RD, 3<sup>RD</sup> FLOOR WEST  
WALTHAM, MA 02451  
BK 6194/PG 1343 (11/13/20)

**RYE ABUTTERS:**

6/36  
STATE OF NEW HAMPSHIRE  
JENNESS STATE BEACH  
179 PEMBROKE RD  
PO BOX 1856  
CONCORD, NH 03302-1856

6/37  
224 LAFAYETTE LLC  
PO BOX 1733  
DOVER, NH 03821  
6107/2873 (04/23/20)

10/1  
MALCOLM E. SMITH III  
PO BOX 559  
HAMPTON, NH 03842  
5079/0262 (11/10/09)

10/4  
PUBLIC SERVICE COMPANY OF NH  
TAX ACCOUNTING  
PO BOX 330  
HARTFORD, CT 06141-0270  
2016/0135 (04/01/70)

10/68  
CONNECTING POINT REALTY, LLC  
PO BOX 501  
RYE, NH 03870  
4687/1869 (07/26/06)

10/69  
NORTH HILL LEASING CO & GROUP  
560 MAMMOTH RD, UNIT 4  
DRACUT, MA 01826  
5968/0322 (12/12/18)

10/70  
DAVID MARCHEFKA  
70 OAKLEY RD  
BELMONT, MA 02478  
5377/0868 (11/09/12)

10/83  
MA & J SUNSHINE PROPERTIES, LLC  
944 CALEF HIGHWAY  
BARRINGTON, NH 03825  
4938/0933 (07/21/08)

10/84  
AF REAL ESTATE HOLDING, LLC  
PO BOX 839  
EPPING, NH 03042  
5863/1893 (10/18/17)

10/85  
ALLEGIANT MANAGEMENT CORP.  
PO BOX 507  
RYE, NH 03870  
2926/2618 (05/28/92)

**NORTH HAMPTON ABUTTERS (DIRECT):**

20/12  
MAC PROPERTIES LAFAYETTE, LLC  
209 GOSPORT RD  
PORTSMOUTH, NH 03801  
5834/0176 (07/10/17)

21/31  
224 LAFAYETTE, LLC  
10 WOODS LANE  
OLD ORCHARD BEACH, ME 04064  
6107/2873 (04/29/20)

21/32  
COAKLEY LANDFILL, INC.  
PO BOX 190  
GREENLAND, NH 03840

**GREENLAND ABUTTERS (DIRECT):**

R1/9B  
TOWN OF GREENLAND  
PO BOX 100  
GREENLAND, NH 03840-0100  
3454/1131 (02/10/00)

**ENGINEERS/SURVEYORS:**

JONES & BEACH ENGINEERS, INC.  
ATTN: JOSEPH CORONATI  
PO BOX 219  
STRATHAM, NH 03885

**ATTORNEY:**

HOEFLE, PHOENIX, GORMLEY & ROBERTS  
ATTN. TIM PHONEIX & KEVIN BAUM  
12 PARROT AVE  
PORTSMOUTH, NH 03802

BSL RYE INVESTORS, LLC  
C/O BENCHMARK SENIOR LIVING, LLC  
201 JONES RD, 3<sup>RD</sup> FLOOR WEST  
WALTHAM, MA 02451

BSL RYE INVESTORS, LLC  
C/O BENCHMARK SENIOR LIVING, LLC  
201 JONES RD, 3<sup>RD</sup> FLOOR WEST  
WALTHAM, MA 02451

BSL RYE INVESTORS, LLC  
C/O BENCHMARK SENIOR LIVING, LLC  
201 JONES RD, 3<sup>RD</sup> FLOOR WEST  
WALTHAM, MA 02451

STATE OF NEW HAMPSHIRE  
JENNESS STATE BEACH  
179 PEMBROKE RD  
PO BOX 1856  
CONCORD, NH 03302-1856

STATE OF NEW HAMPSHIRE  
JENNESS STATE BEACH  
179 PEMBROKE RD  
PO BOX 1856  
CONCORD, NH 03302-1856

STATE OF NEW HAMPSHIRE  
JENNESS STATE BEACH  
179 PEMBROKE RD  
PO BOX 1856  
CONCORD, NH 03302-1856

224 LAFAYETTE LLC  
PO BOX 1733  
DOVER, NH 03821

224 LAFAYETTE LLC  
PO BOX 1733  
DOVER, NH 03821

224 LAFAYETTE LLC  
PO BOX 1733  
DOVER, NH 03821

MALCOLM E. SMITH III  
PO BOX 559  
HAMPTON, NH 03842

MALCOLM E. SMITH III  
PO BOX 559  
HAMPTON, NH 03842

MALCOLM E. SMITH III  
PO BOX 559  
HAMPTON, NH 03842

PUBLIC SERVICE COMPANY OF NH  
TAX ACCOUNTING  
PO BOX 330  
HARTFORD, CT 06141-0270

PUBLIC SERVICE COMPANY OF NH  
TAX ACCOUNTING  
PO BOX 330  
HARTFORD, CT 06141-0270

PUBLIC SERVICE COMPANY OF NH  
TAX ACCOUNTING  
PO BOX 330  
HARTFORD, CT 06141-0270

CONNECTING POINT REALTY, LLC  
PO BOX 501  
RYE, NH 03870

CONNECTING POINT REALTY, LLC  
PO BOX 501  
RYE, NH 03870

CONNECTING POINT REALTY, LLC  
PO BOX 501  
RYE, NH 03870

NORTH HILL LEASING CO & GROUP  
560 MAMMOTH RD, UNIT 4  
DRACUT, MA 01826

NORTH HILL LEASING CO & GROUP  
560 MAMMOTH RD, UNIT 4  
DRACUT, MA 01826

NORTH HILL LEASING CO & GROUP  
560 MAMMOTH RD, UNIT 4  
DRACUT, MA 01826

DAVID MARCHEFKA  
70 OAKLEY RD  
BELMONT, MA 02478

DAVID MARCHEFKA  
70 OAKLEY RD  
BELMONT, MA 02478

DAVID MARCHEFKA  
70 OAKLEY RD  
BELMONT, MA 02478

MA & J SUNSHINE PROPERTIES, LLC  
944 CALEF HIGHWAY  
BARRINGTON, NH 03825

MA & J SUNSHINE PROPERTIES, LLC  
944 CALEF HIGHWAY  
BARRINGTON, NH 03825

MA & J SUNSHINE PROPERTIES, LLC  
944 CALEF HIGHWAY  
BARRINGTON, NH 03825

AF REAL ESTATE HOLDING, LLC  
PO BOX 839  
EPPING, NH 03042

AF REAL ESTATE HOLDING, LLC  
PO BOX 839  
EPPING, NH 03042

AF REAL ESTATE HOLDING, LLC  
PO BOX 839  
EPPING, NH 03042



ALLEGIANT MANAGEMENT CORP.  
PO BOX 507  
RYE, NH 03870

ALLEGIANT MANAGEMENT CORP.  
PO BOX 507  
RYE, NH 03870

ALLEGIANT MANAGEMENT CORP.  
PO BOX 507  
RYE, NH 03870

MAC PROPERTIES LAFAYETTE, LLC  
209 GOSPORT RD  
PORTSMOUTH, NH 03801

MAC PROPERTIES LAFAYETTE, LLC  
209 GOSPORT RD  
PORTSMOUTH, NH 03801

MAC PROPERTIES LAFAYETTE, LLC  
209 GOSPORT RD  
PORTSMOUTH, NH 03801

224 LAFAYETTE, LLC  
10 WOODS LANE  
OLD ORCHARD BEACH, ME 04064

224 LAFAYETTE, LLC  
10 WOODS LANE  
OLD ORCHARD BEACH, ME 04064

224 LAFAYETTE, LLC  
10 WOODS LANE  
OLD ORCHARD BEACH, ME 04064

COAKLEY LANDFILL, INC.  
PO BOX 190  
GREENLAND, NH 03840

COAKLEY LANDFILL, INC.  
PO BOX 190  
GREENLAND, NH 03840

COAKLEY LANDFILL, INC.  
PO BOX 190  
GREENLAND, NH 03840

TOWN OF GREENLAND  
PO BOX 100  
GREENLAND, NH 03840-0100

TOWN OF GREENLAND  
PO BOX 100  
GREENLAND, NH 03840-0100

TOWN OF GREENLAND  
PO BOX 100  
GREENLAND, NH 03840-0100

JONES & BEACH ENGINEERS, INC.  
ATTN: JOSEPH CORONATI  
PO BOX 219  
STRATHAM, NH 03885

JONES & BEACH ENGINEERS, INC.  
ATTN: JOSEPH CORONATI  
PO BOX 219  
STRATHAM, NH 03885

JONES & BEACH ENGINEERS, INC.  
ATTN: JOSEPH CORONATI  
PO BOX 219  
STRATHAM, NH 03885

HOEFLE, PHOENIX, GORMLEY & ROBERTS  
ATTN. TIM PHONEIX & KEVIN BAUM  
12 PARROT AVE  
PORTSMOUTH, NH 03802

HOEFLE, PHOENIX, GORMLEY & ROBERTS  
ATTN. TIM PHONEIX & KEVIN BAUM  
12 PARROT AVE  
PORTSMOUTH, NH 03802

HOEFLE, PHOENIX, GORMLEY & ROBERTS  
ATTN. TIM PHONEIX & KEVIN BAUM  
12 PARROT AVE  
PORTSMOUTH, NH 03802



June 30, 2021

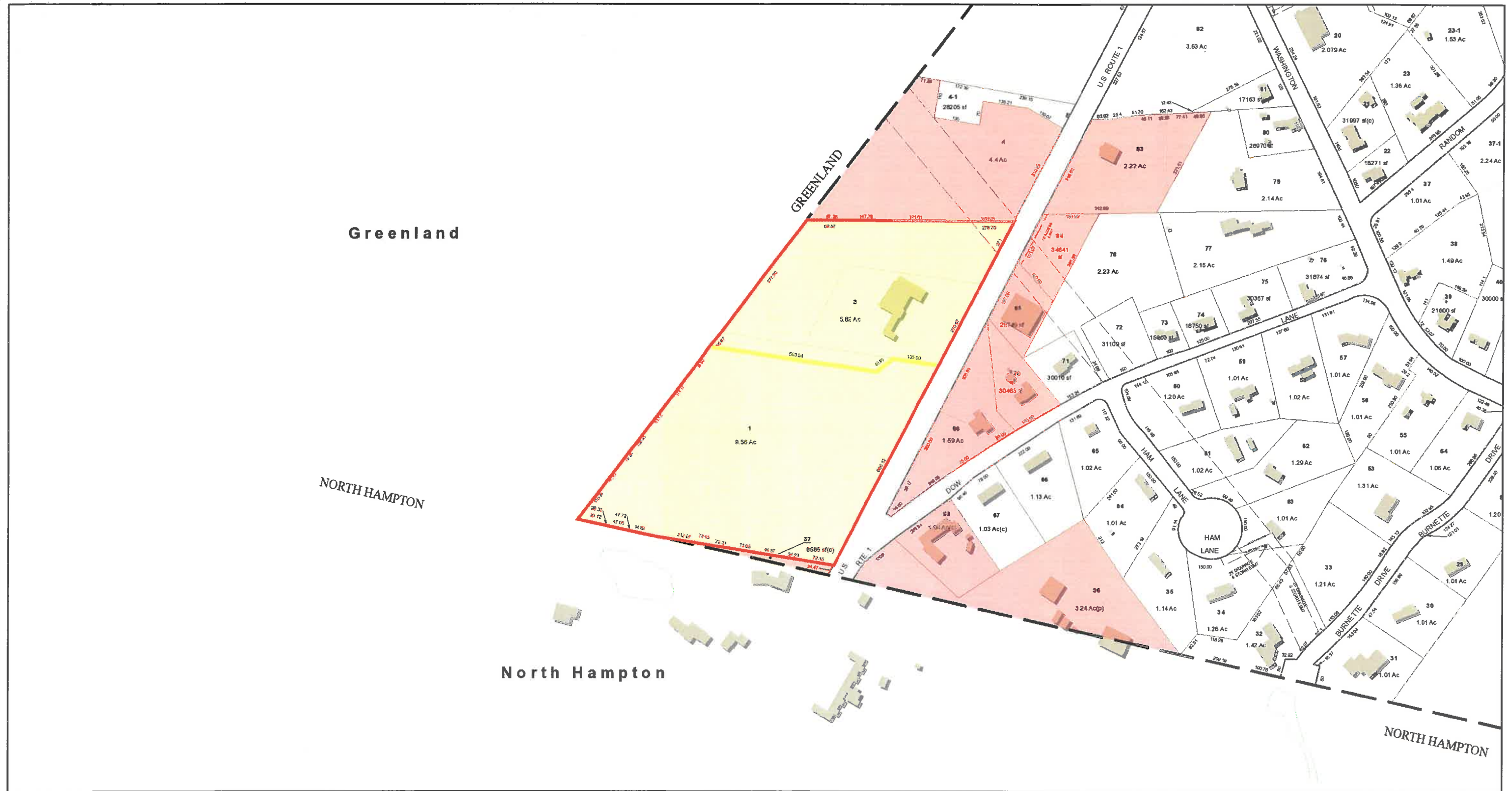
Rye, NH

1 inch = 275 Feet

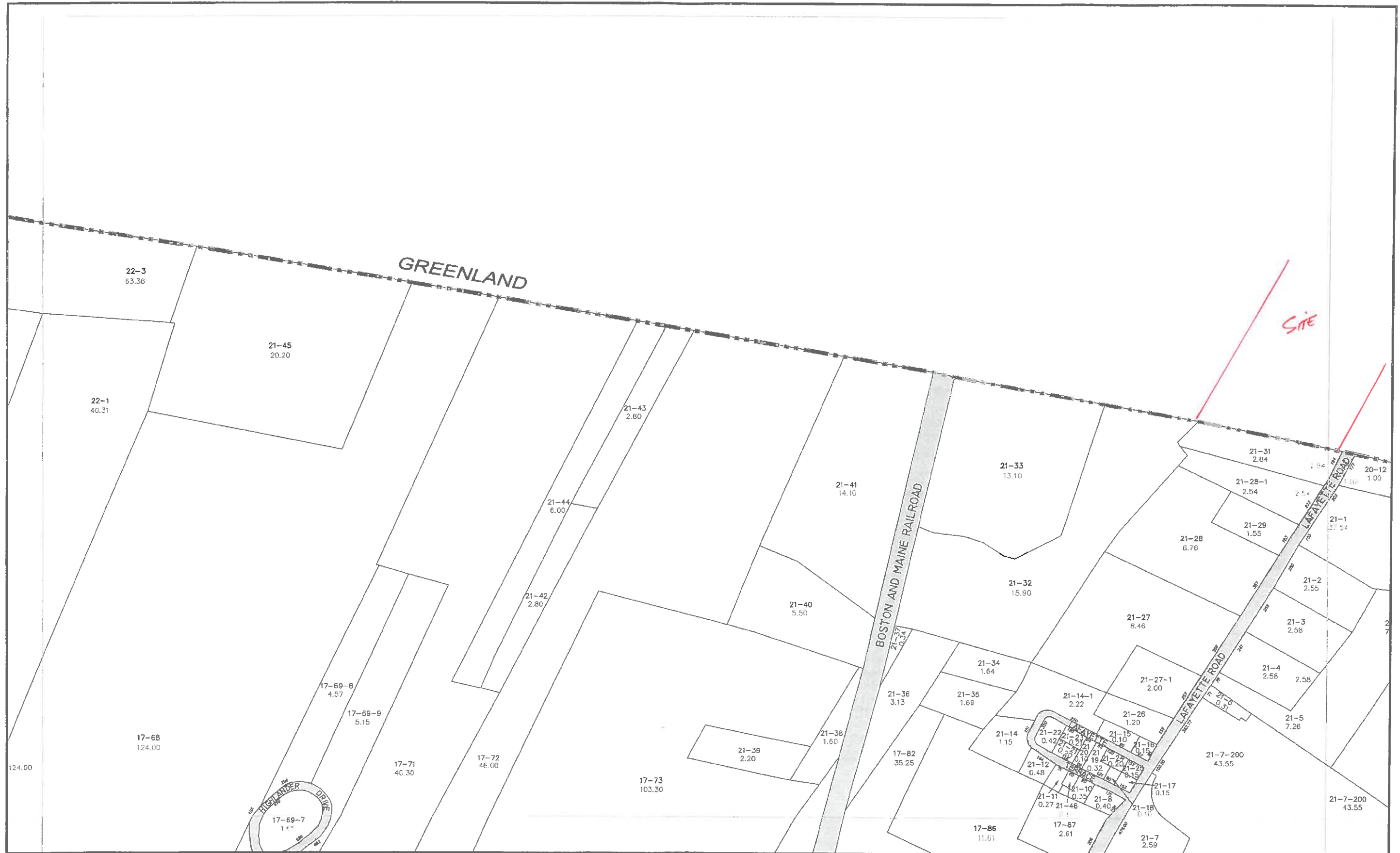
0 275 551 826



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SITE

LAST UPDATED: AUGUST 2020  
 DIGITIZED BY THE ROCKINGHAM PLANNING COMMISSION FROM  
 A TRACING OF THE ORIGINAL TOWN MAP BY EDWARD M. SMITH,  
 SURVEYOR, DATED APRIL 1, 1940 AND UPDATED BY JAMES  
 VERRA AND ASSOCIATES, INC., THIS MAP IS REPRODUCED BY  
 THE TOWN OF NORTH HAMPTON, NEW HAMPSHIRE.

23	22	21	20
19	18	17	16
15	14	13	12
10	9	8	7
		4	3
			2
			1

ACREAGE IS IN BLUE  
 LOTS ARE IN BLACK

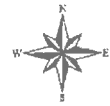
**ASSESSOR'S MAP OF THE TOWN OF  
 NORTH HAMPTON, NEW HAMPSHIRE**



THIS MAP IS TO BE USED FOR ASSESSING  
 PURPOSES ONLY, NOT FOR THE  
 CONVEYANCE OF REAL ESTATE.

MAP UPDATED BY  
 JAMES VERRA AND ASSOCIATES, INC.  
 101 SHATTUCK WAY, SUITE 8  
 NEWINGTON, NEW HAMPSHIRE, 03801-7876  
 1-603-436-3557

Sheet No.  
**21**



June 11, 2021

Greenland, NH

1 inch = 275 Feet



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