

## RUMNEY PLANNING BOARD MEETING

January 25, 2011

The meeting was called to order at 7:00 pm by Tom Grabiek, Chairman

Present were Tom Grabiek, Janice Mulherin, Carl Spring, Brian Flynn, Kathy Wallace and joining at 7:30 Dave Coursey, alternate. Absent were Cheryl Lewis, John Bagley and alternate Jerry Thibodeau.

1. The minutes of the December 14, 2010 meeting were approved as written.
2. Septic problems – Janice Mulherin noted the Selectmen had notice of a failed system on School St, Lyons residence. Tom Grabiek stated the Pollock failed system, Old Rte 25, had been repaired with a new system prior to us receiving the notice from the state.
3. A letter was reviewed and signed regarding multi-residences at 2798 Route 25, McNeeley property. This issue was addressed in prior years as well.
4. Stinson Mtn. Sports Bar and Grill has applied for a liquor license. The Selectmen will inquire of the State if there is not a license already in place for that location.
5. The clerk reported an e-mail received from Dan Creeden inquiring about regulations in town as he was looking to purchase property. He was told about several regulations that could apply to a lot within the town and suggested he check out the property in question prior to purchase.
6. Historical Structures DOT – The bridge crossing Stinson Brook on Quincy Road is in need of repairs and because it is a concrete structure both on the deck and sides, it cannot be repaired. It will be necessary to replace this bridge with a different type of structure. The Chair spoke with Christine Perron, NH DOT, and had her contact Roger Daniels of Rumney Historical Society. Work will commence late summer 2011 with one lane closures during construction. DOT further responded to a request from Cersosimo Lumber, Rte 25, and Rumney. This in response to upgrades to be done on Rte 25 in the fall of 2012 starting in Wentworth and continuing 2500' east of the Rte 118/25 intersection in West Rumney.
7. The Chair noted a letter of support was sent to North Country Council for a grant they are applying for to the US Dept of Agriculture for Solid Waste Technical Assistance.
8. Roy Sabourn/Ed Openshaw Tax Map ##12-8-7 School Street subdivision Present were Roy Sabourn owner/surveyor and abutters, Elise Saad, David Saad, David Learned and Kathy Sobetzer representing Russell Elementary School. Roy Sabourn started by stating the old well located on lot #3 was to be filled in as requested by the state. The easterly lot line on lot #2 was moved to accommodate the required 20' driveway distance from the line. A second possible egress was added to the westerly side of that lot. David Coursey questioned the wetland on the property and Roy replied it was entirely near the river on the lower level of lot #3 with that section being within the flood plain and unbuildable. David Learned questioned the gully on the higher section of lot #2 and Roy explained the topography markings indicating that dip. David L. further questioned the lot line marker located in the abutter's driveway. Roy explained he had approached Mr. Wright (property owner) and was asked to leave the property.

David L. asked if that could be readdressed as Mr. Wright is disabled and Roy answered he had made his attempt to resolve that issue. Kathy Sobetzer questioned where this property abutted the school property and was shown on the plat where they met. With no further questions from the public. Brian Flynn made a motion to accept the application, seconded by Carl Spring and voted acceptance by the Board. This subdivision is scheduled for February 22, 2011 at 7:30 p.m.

9. Billy Jo Buskey and Bill Shinn met with the Board to discuss the use of the property at 34 Depot St. for her hair salon and rental of the home should she purchase it. The former "locksmith/antique shop" would serve as her business location and her sister would rent the house in back from her. The Board has no issues as there is sufficient access and parking and it has been a business/residence location for many years.

10. Bry Harv Tax Map #12-7-32 – Ron Bryson was present to review a proposed subdivision for this property. State subdivision approval had been received for this location and reviewing the plat submitted to the state, reference was made to Lot #1 having private camper locations along a portion near the Baker River. This should have been Lot #2 and a request to have this resubmitted correctly will be sent to the surveyor, Scott Sanborn, Cardigan Mountain Land Surveys, LLC. Other problems noted were the right of way to a proposed back lot was over 400' in length; contours were missing though they were on the map submitted to the state as were wetlands. Do we want to file both maps to address these issues? Tax Map numbers needed to be added. As Lot #2 is to be sold the Board requested a stipulation that all campers be removed. The map stated the location of the septic was unknown; however Mr. Bryson stated he knew where the septic was, showing the location, and stated a new septic design was being created for state approval and to be installed should the present system fail (this system designed for the school previously located on this property). This subdivision will come before the Board on February 22, 2011 at 8:45 pm.

11. Master Plan – Kathy Wallace updated the Board on her meetings with Tara Bamford of North Country Council. Tara wanted the Board to define the most urgent goals to be incorporated in to the MP and implement ways to meet these goals and to educate the town's people as to ways to reach the end result. After considerable discussion it was suggested that Tara attend a meeting with the Board.

The meeting adjourned at 10:00 pm

Diana Kindell

Clerk