

RUMNEY PLANNING BOARD MEETING

June 28, 2011

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

Present were Tom Grabiek, Kathy Wallace, Cheryl Lewis with Dave Coursey joining at 7:15.. Absent were Brian Flynn, John Bagley and Carl Spring.

The minutes of the May 31, 2011 meeting were approved as written.

The minutes of the June 14, 2011 meeting were approved as written.

1. The clerk noted that Phil Bodwell, assessor, had inspected the yurt at the Beach property, Quincy Road, and determined it not to be residential. There are no cooking or bathroom facilities.
2. A balloon test was conducted at the cell tower location on Quincy Rd. on Thursday, June 23rd. The balloon was at 335' and could be seen from several locations in the village.
3. Michael Covitz E. Rumney Road Tax Map # 10-01-07 replied to his recent letter inquiring about his driveway permit. He spoke with the Clerk and stated he wished to renew his permit. The property is for sale, driveway not completed or being used. However, the real estate listing states there is a driveway permit. It was explained to him that his permit does not go with the sale of the property and any new owner would have to apply for their own permit. The Chair called Mr. Covitz and explained this again but he still wants to renew so the listing is not falsely stated.
4. Perlin/Donahue lot line adjustment Tax Map #'s 12-3-3 and 12-3-4 Water Street - Atty. John McCormick presented a lot line adjustment for this property which was surveyed by Tony Randall. The court mediator had worked with the two parties involved in a long standing issue over the property line and approved the transfer of 565.31 sq ft from Mr. Donahue to Mr. Perlin. The fence presently erected has to be removed. Dave C. made a motion to accept this application, seconded by Kathy W. As there was no further discussion – Kathy W. made a motion to approve this and Dave C. seconded. A unanimous vote was to approve the lot line adjustment.
5. Berti/Cronin lot line adjustment Tax Map #12-4-5 and 12-4-13 Main Street/Water Street – Robert Berti presented a lot line adjustment between the two properties which transfers .03 a. of land from Berti to Cronin where the properties meet. This had been reviewed at the last meeting and there was no further discussion. Dave C. made a motion and Kathy W. seconded to accept this application. Dave C. made a motion to approve and Kathy W. seconded. A unanimous vote approved this lot line adjustment.
6. Jerry Thibodeau approached the Board for the Rumney School Board to discuss a right-of-way issue between the school and David Saad. David Saad attended the school board meeting regarding a right-of-way to his property which is poorly defined in deeds, but passes on Town of Rumney School District property. He wished to improve his access by cutting trees and using some of the property where the school soccer field is located. He further wanted to remove loam and use that to fill a wet land on the corner of his property, which is a drainage area for the soccer field. The filling of a wet land requires a permit from NH DES, and most of his property

lies in a flood plain. Mr. Saad would like to build a house on his property, which would create two residences on one lot. The Shoreland Protection Act must also be reviewed for this activity as the property abuts the Baker River. It was suggested Mr. Saad be invited to a PB meeting to discuss these issues. The school does need a survey done to properly make the boundaries of this property, and Jerry T. would like Mr. Saad to pay for this survey. There is also a question as to the boundary line between the school and Eric Racine's property.

7. Bry Harv Tax Map #12-7-32 – Depot Street - Subdivision – Ron Bryson was present for this continued subdivision proposal. The Board received a reinstatement notice from the State of NH for the LLC and a letter of approval for this subdivision from Jean Harvey, a partner in the LLC. The corrected deeds are still being prepared by Deb Reynolds, Atty. His surveyor, Scott Sanborn, has sent a topographical mylar to be filed in answer to the Boards questions regarding the elevation of the “steep bank” as noted on the plat. A question came before the Board regarding the leasing of an auto repair shop on the property and if that required a further subdivision. Mr. Bryson asked for a 20 day grace period regarding this aspect of the property. Mr. Bryson does need to pay an additional fee of \$26.00 for filing the second mylar, which will add clarification detail for the property. As there was no further discussion, Cheryl L. made a motion to approve, and Dave C. seconded. The subdivision was approved.

8. Master Plan – A vision statement had been prepared and presented to the Board on June 14, 2011 by Tara Bamford of NCC. As only three members were present, it was given to the full Board for further review and comment. A few changes were made and a few questions asked. These will be forwarded to Tara and she will be present at the July 26, 2011 meeting.

9. John Allen Tax Map #2-1-16A - Stinson Lake – A map from John Allen was reviewed for a possible subdivision of properties owned jointly within his family at Stinson Lake including a small parcel of water front property. One lot involved has 191' of lake frontage and the second has 120' of frontage. The subdivision regulations require 200' of lake frontage and for it to not be subdivided, but owned by one party involved in the subdivision. The land portion of this appears to be in order, though not thoroughly examined at this time. John Allen will be notified of the Board decision to not allow a lake front subdivision. It was suggested there could be deeded rights for use of the lake front properties.

10. Cheryl L. reported the selectmen had reviewed a septic plan for one of the Patricia Costa rental properties on Rte 25. The plan has been submitted to the state. The present system failed.

11. Rest area Rte 25, W. Rumney – the state plans to close this rest area which has considerable use both in summer for water access and in winter for snowmobile trail access. The town has sent a letter inquiring if the town can do anything to keep this open. The town does have the right of first refusal should the state decide to sell this property.

The meeting adjourned at 9:50 pm.

Diana Kindell, Clerk

