

RUMNEY PLANNING BOARD MEETING

April 24, 2012

The meeting was called to order at 7:00 p.m. by Tom Grabiek, Chairman.

Present were Kathy Wallace, Tom Grabiek, John Bagley, Brian Flynn, David Coursey, Rob Arey and Mark Andrew.

1. The minutes of the March 27, 2012 meeting were approved with a correction.

The minutes of the April 5, 2012 Master Plan hearing were approved with a correction.

2. Election of officers – a discussion was held regarding the procedure for electing the Board officers. Points for remaining in office several years as opposed to changing officers yearly were reviewed. It was decided to adopt a policy at a later date to use as a guideline. John B. nominated Brian Flynn for Chairman – Brian declined due to time restraints with his business. Officers were elected as follows:

Chairman – Tom Grabiek

Vice Chairman – Brian Flynn

Secretary – Kathy Wallace

Driveways (RDU) – John Bagley

Excavations – Rob Arey

North Country Council Rep – Kathy Wallace

3. Mark A. – Selectman's report – An update on Groton Wind Farm was provided regarding the blasting times (6am to 7 pm) and drilling being later in preparation for an early morning blast. There is a night crew doing road work and installing culverts while there is no traffic on their roads. There will be signs posted on Groton Hollow Road indicating it is a construction zone with speed control and no parking. The road has been improved. The towers and turbines are due to start arriving on July 1st.

4. Tax Map #12-11-20-1-01. Ken Morrell with his engineer, Eric Merluzzi, came before the Board to discuss increasing the excavation on his property. They presented a site plan to submit to the State of NH of alteration of terrain. The excavation will be going further back on the property from the present location and will have a steep banking and be much closer to one abutter's property line. The banking is designed to stay within the % allowed by the State and will have a shelf midway for drainage. The reclamation will also be presented when State approval is received. It was suggested to Mr. Morrell that he discuss this with his

neighbor prior to submitting his plans should she have a problems and changes need to be made. There will be a hearing on this application at a later date.

5. Mike Lonigro had submitted an excavation renewal for his pit located on Route 25 Tax Map # 12-11-20-1. As this was discussed with the Morrell site plan, Rob Arey made a motion to accept, Dave Coursey seconded and a unanimous vote was taken on this renewal.

6. Driveways – Russell, School St – The RDU visited the driveways on Friday April 20, 2012. The Russell driveway needs to be cut back and graded away from the road as discussed with Mr. Russell last fall. This has not been done, the property has been sold, and a letter will be sent to the present owner.

Shilansky – East Rumney Road – This was found to be satisfactory and the final permit will be issued.

Rumney Ecological – East Rumney Road – This was created as a logging access to a log yard with the intentions of there being a parking area for hikers to use after logging was completed. The entire drive needs to be crowned and side ditches built. Also each corner needs to be cut back for line-of-site for the driveway. A letter will be sent.

Bishop – Buffalo Road – John B. questioned the status of this driveway being built for logging access. This is not in use as the logger is not sure the location is satisfactory.

Bailey – Loveland Lane – a letter sent on an illegal drive off that road was never acknowledged; however, usage has been discontinued at this time.

7. Updates – realty listings – An email was sent regarding a listing off Buffalo Road indicating a parcel could be subdivided.

Two new listings indicate second dwellings on premises that have never been approved by the Board. Letters will go to the respective real estate agents. It was again suggested a meeting with the local realtors and perhaps have a check list available for them to use when doing their listings and speaking with sellers and potential buyers..

A letter sent to 2 Main Street was not acknowledged. Another letter should go to the property owners.

There are still many unanswered questions regarding the status of 2 Quincy Road. According to the State, the building is still an apartment building, but ads indicate it is a “hostel” for climbers. This will be investigated further. There is one apartment in use at this time. The gas tank location is grandfathered, but any change, i.e. supplier etc, would negate that. Protective barriers should be put in place as vehicles do drive closely past it for parking to the rear of the building.

Information regarding parking requirements for this multi-business use will be researched.

8. Racine – Wheeler Lane – Jerry Thibodeau representing the School Board of the Russell School came to update the Board on negotiations for a land swap with the SAU #48 and E. Racine. As the school requires so many sq ft of property per pupil, they do not wish to loose any of their land. The negotiations have ceased. A survey map of the school property was provided. Jerry also stated that a lot of “junk” had been thrown over the banking being the Racine property on to school property – a wetland area. The Boards issue remains with the second mobile home on the lot. The discussion centered around which unit to have removed and it was resolved that the second unit moved to the lot should be removed. MRI will work on this non-compliance issue.

9. Master Plan – John Bagley had no access to a final copy of the MP. He did ask a few questions about issues he hoped to see written in to the plan. His questions were answered and he was supplied with a copy to completely review. John made a motion for the draft of the Master Plan to be approved as written with the final corrections. The Board voted unanimously to adopt the 2012 Master Plan.

10. John B. mentioned the Costa property is listed for sale as one unit and the Meikowski property is on the market in its entirety.

11. Mark A. requested an agenda be emailed prior to the meetings. The Board was reminded to review regulations for updates.

The meeting adjourned at 9:32 pm

Respectfully submitted

Diana Kindell, clerk

