

RUMNEY PLANNING BOARD MEETING

May 29, 2012

The meeting was called to order at 7:01 p.m. by Tom Grabiek, Chairman.

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

1. The minutes of the April 24, 2012 meeting were approved with changes. Prior to the meeting Tara Bamford, NCC, delivered the printed final edition of the 2012 Rumney Master Plan.
2. Driveways – Mark questioned the status of Bishop and was told that had been approved with a signed copy sent to the property owner. Mark stated the town had ditched Buffalo Road to accommodate runoff from this driveway. Secondly, a letter was hand delivered to Martinovic (formerly Russell) on School St. and his response was he understood what needed to be done, but it was not his priority at the present time. He had purchased several plants, and they needed attention first. Thirdly – no response has been received from Rumney Ecological regarding work needed on the East Rumney Road driveway.
3. Racine – Wheeler Lane - (Jerry recused himself from this discussion) The Board reviewed the report prepared by Ken Knowlton, MRI, of his visit with Eric Racine and the options he presented. His findings revealed that E. Racine is not in good physical health and unable to work so his son is working the wood business and still living in a trailer on the property. It appears that there remains a hardship status at this time. Eric is aware that he is in violation of the town's regulations and the waiver he signed in 1995. The Town could proceed by going to court, win a case, but never see compliance on this issue due to the financial status of the Racines. After considerable discussion, with lots of negative feedback regarding follow-thru by Eric, it was decided to have MRI continue to resolve this issue. Mark A. made a motion "to have MRI continue to work with Eric Racine, to prepare a time line document to bring property in to compliance on all issues of violation". John B seconded and the Board approved. To be included in the document will be a time frame of actions, consequences of non-compliance, the yearly pumping of the septic (leaking on to school property near the ball fields-a safety issue), and a two year period for the second unit to be removed. This document to be reviewed by the Board prior to it being presented to Mr.Racine.
4. David Saad – Wheeler Lane – (Jerry remained recused from this discussion) David questioned the Board as to what constitutes an official answer when discussing various issues. He had discussed subdividing the Sabourn property on School St., but received an e-mail from the Chair stating "no" it could

not be subdivided as it was recently divided by a “minor subdivision” which states no further subdivision allowed. Brian and Tom both stated “when an application is presented, the finding of the Board is the official answer”. Mr. Saad was satisfied with this answer. Mark suggested he present an application to the Board for approval as a condition of purchase was he still interested in that land.

5. Mike Lonigro – Cross Road – Mike L. came before the Board to discuss a listing on his property for sale which stated “including a mother-in-law apt”. This unit has never been approved by the Board, but has been in existence for many years with taxes being paid on this unit. Mike stated when he built he was aware of no zoning but not aware he needed approval for this small improvement over his garage. The unit has never been rented, used for family overflow only. The Chair told him the stove needed to be removed and the unit dropped from the real estate listing. The realtor should advise any buyer they needed to approach the Planning Board prior to usage of the unit and be certain they were not told they had a rental unit. Mike did not want to remove the stove (gas) as that would leave a dangerous situation. He requested a waiver but was told waivers are for family members when a hardship exists. He questioned calling it a “carriage house” or “help quarters”. Much discussion lead to him being asked to remove the apt from the real estate listing, make sure the realtor was informed of the status, and continue to fly under the radar. The Board will further discuss this issue and advise him of their finding.

6. Sharon Seabrook – Buffalo Road – Joel Heathcote accompanied Sharon to the meeting. There is a living unit in the back of the garage on this property. Joel stated this issue is his fault. He had spoken with Randy Sampson (Selectman at the time) and was told there were no building permits. A rental listing brought this unit to the Board’s attention. The main house on this property is rented to a family member at present with Sharon and Joel living in the very small living quarters in the garage – 285 sq ft. Sharon presented a detailed explanation of her present financial situation requiring income and her love of this area and a desire to keep this property. They live here six months of the year and are out west the remainder of the time. They contacted a surveyor to try and obtain additional property to subdivide. One abutter is willing to sell them land; however, it is unusable land adjacent to them. They cannot remove the stove and access the main house for cooking with renters living there. It was determined they could qualify for a hardship which will be further discussed. They were requested to clarify septic capacity and provide financials for both to assist the Board with their decision.

7. Central NH Aggregates – Several “extremely large” blasts have occurred in the pit within the last week. Groton Hollow Rd people are seeing sand in their wells, and Rob A. is concerned about the Polar Caves. He will contact the State regarding this as he has been told each time “it was a new company that shot off too big of a shot”.

8. Selectman's meeting – Monday June 4, 2012 – the Planning Board has been asked to attend a joint meeting with the School Board to discuss several issues including a new heating system for the school.

9. John Bagley stated he had received a call from Jeff Day with concerns of a driveway being put in to the rear of Plain Jane's Diner and was blocking a brook. He was referred to Nory Parr, Conservation Committee.

10. Ken Morrell – requested to appear before the June meeting with his excavation application. He expected to have results from the State for his alteration of terrain permit. His State application was reviewed and had only one change from the earlier one viewed by the Board.

11. D. Coursey stated he would be meeting with a prospective purchaser of the Stinson Mtn Grlll to review safety issues. Mark A. commended the Fire Dept. for an excellent response to an equipment roll over with driver pinned at the Groton Wind Farm work site.

12. WORK SESSION – June 19th – The Chair will be sending emails to all members with suggested issues for this meeting.

The meeting adjourned at 9:40 pm

Respectfully submitted

Diana Kindell
Clerk

