

RUMNEY PLANNING BOARD MEETING
October 30, 2012

The meeting was called to order at 7:00 pm by John Bagley, Chairman..

Present were Kathy Wallace, Dave Coursey, Rob Arey, John Bagley, Brian Flynn and alternate Jerry Thibodeau.

1. Chairman Bagley started the meeting by appointing Jerry Thibodeau to fill the vacancy created by the resignation of Tom Grabiek. This appointment stands thru the next election.

2. The minutes of the September 25, 2012 meeting were approved with corrections.

3. The Chairman presents a booklet on Planning Board organization and duties to the members. He reviewed certain information and requested all members read this. He also present a booklet prepared by LGC for basic rules and regulations for planning and law lectures. A copy of the Master Plan was given to each member.

4. Appointments – John Bagley stated he is stepping down from the RDU and appointed David Coursey to take his place and they would work to update the driveway regulations. Excavations – Rob Arey will oversee pits. He will meet with the clerk for updates and information regarding blasting. The Capital Improvement Plan will be handled by Kathy Wallace, Diana Kindell and Ann Dow.

5. Excavation – A letter was reviewed and signed for Central NH Aggregates stating the pit was “grandfathered” and did not need a permit at this time. However, the safety regulations they would utilize at the pit have not yet been received by the Board.

Kenneson Pit – With a letter from Gail (Kenneson) Carr and verbal approval from Guy Kenneson, the pit on Quincy Road is closed and the reclamation bond is being returned to Muriel Kenneson. Any future commercial activity at this location will have to be permitted.

Chairman Bagley presented blasting regulations to be added to our current excavation regulations under the Minimum and Express Operational Standards:

a. (#3) Any operations involving blasting techniques must comply with all Federal and State of New Hampshire regulations.

b. (#4) The Rumney Selectman’s office will serve as the local regulator of any BLASTING activity and may impose additional conditions upon the operation of these activities.

Definitions: Blast – a strong rush of air or gas, or an explosion, as of dynamite.

The changes were approved by a unanimous vote of the Board, but will need to be reviewed by the town attorney prior to a public hearing authorizing the change.

6. Subdivision regulations: the following proposed changes were noted

a. definition of dwellings be updated

b. where reference is made to a one acre lot, the square footage will consistently be referred to as 43,560 sq ft. The minimum lot size will continue to be determined by the soils as detailed in Table 1.

c. parking requirements – change office to business

d. add to regulations – no new lots are to be created on a Class VI road. This should also be included in the next Master Plan update. Members are to review thoroughly the regulations and bring suggestions to the November meeting.

7. 2 Quincy Road – John B. and Diana K. both have met with Brian Paquette. Dave Coursey has met with him on behalf of the Fire Department. Brian has agreed to work with us from this time forward and will attend a meeting if required.

8. Tax Map #10-01-07/10-01-07-04 – Joseph and Penny Conlon submitted a merger form for the mentioned two lots (former Covitz property on E. Rumney Road). They have also submitted a driveway permit for the incomplete driveway at that location. Brian made a motion to approve the merger, seconded by Jerry Thibodeau and a unanimous vote followed. The merger form was signed.

9. Seabrook letter was sent denying a waiver for her two residences on one lot.

J. Fucci responded to his letter stating he would get the required septic information and provide it to the Board as soon as he received it.

E. Racine – a report from MRI stating Eric was doing as requested, including pumping the septic, was reviewed. Again Ken wanted to know what the Board would do and will be told the Board will go to court if necessary.

10. Kathy Wallace reported on two NCC meetings she attended. The first being the regional plan update which is similar to the town MP. The council is still looking for input as how the north country should be developed in future years. She provided a CD created by the Southern New Hampshire Council for a “walkable community” and “safe route to school”. This is available at the town office if any resident is interested in pursuing this option. Kathy also attended the annual meeting of NCC which was held in Whitefield.

11. D. Merrithew – while reviewing the property recently, a finished area above the garage was noted. He will be invited to a meeting to update the Board on the use of the area.

12. December meeting date – as the scheduled meeting was for December 25th, it was decided to hold our meeting on December 18, 2012. This will be posted.

13. J. Thibodeau questioned replacing him as alternate and nominated Carl Spring. He will be invited to the next meeting. David Saad, in the audience at that time, requested he be nominated for alternate. Rob Arey made a motion to appoint him, Kathy W. seconded and a vote was taken to add David as an alternate to the Board.

14. David Saad had requested the sealed minutes from the August 14th non-public session be unsealed. The Board voted to go in to non-public session to review the minutes at 9:05 pm. Jerry Thibodeau recused himself. David and Elise Saad sitting in as public were excused from the meeting at this time. The Board came out of non-public session at 9:20 pm. No decision was reached.

The meeting adjourned at 9:25 pm.

Respectfully submitted,

Diana Kindell
Clerk

Non-Public Session

The Board voted to enter non-public session at 9:05 pm to review the information and sealed minutes of the August 14, 2012 non-public session. As several members had legal questions regarding this meeting, they were not prepared to unseal the minutes at this time. The session ended at 9:20 pm.

Respectfully submitted,

Diana Kindell
Clerk