

RUMNEY PLANNING BOARD
WORK MEETING MINUTES
September 10, 2013

The meeting was called to order at 7:05 pm by Kathy Wallace, Chairman.

Present were Kathy Wallace, Dave Coursey, Jerry Thibodeau, Carl Spring, Dan Kimble, and alternate David Saad sitting as Rob Arey.

Tara Bamford of NCC attended this meeting to review and make suggestions for changes and updates in the Town's present Subdivision Regulations. She initially cautioned the Board to review RSA 674:36 which is the State's guide line for subdivision purposes. We only have the power the State gives us under this RSA and highlighted the need to stay away from zoning within our regulations. Some of the issues discussed are as follows:

- a. Frontage and lot size are our primary concerns
- b. Apartments are not subdivisions
Connected buildings are considered one unit (attached garage ok/separate garage not)
- c. Second dwelling units trigger a site (lot) subdivision
- d. Any lots being created under 5 acres in size require DES subdivision approval
- e. 180 days of residency determines seasonal usage
- f. Adopt DES tables for soil types and size
- g. Adopt DES water & sewer regulations – enforceable if within our regulations
- h. Lot size of 1 – 2 acres minimum of buildable land is allowable
- i. Lake frontage – ruled by shore land setbacks
- j. Septic problems should be reported to DES – illegal for raw sewage to be dumped on the ground – contact Health Officer

Continuing the review of our regulations the following suggestions were made:

- a. Eliminate Community Wastewater system and Community Water Supply from the definitions
- b. Eliminate building subdivision from definitions-cannot regulate use
- c. Eliminate Municipal waste water system and update municipal water supply
- d. Change wetlands definition to State's definition
- e. Lines 259-261 eliminate Note regarding preliminary layout
- f. Corrected time for decision from 90 days to 65 days
- g. Lines 317 – 320 eliminate cession of land to town for roads
- h. Added "at applicant's expense" wherever additional outside services may be required
- i. Rewrite section D. 6 regarding delays and review RSA676:4
- j. Eliminate waiving fees in section F
- k. Note the only upgrade that can be required are for road, drainage, water and sewer
- l. Rewrite flooding and stagnate water and adequate erosion and sedimentation controls
- m. Back lots must have frontage – a 24' wide driveway needs to be owned by and part of the back lot to provide frontage on a road
- n. Review RSA 674:36 for apartment /office information – zoning issues
- o. Rework the preliminary/final plat check lists to make just one list that covers both
- p. Need high intensity soils mapping
- q. See state definition for "hardship" for waivers

Considerable discussion on single dwellings as opposed to multi dwellings left the members with questions – does connecting buildings constitute one dwelling? Tara will send questions regarding this situation to NHMA/LGC for their interpretation. What triggers the need for a subdivision?

The members will review this information and meet in October to discuss their findings, make suggestions for the changes and an edited copy will be provided to Tara for review.

The meeting adjourned at 9:30 pm

Respectfully submitted

Diana Kindell
Clerk