

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
October 29, 2019

1. The meeting was called to order by Brad Eaton at 7:05 pm

Present: Brad Eaton, Don Winsor, Armand Girouard, George Bonfiglio, Diana Kindell, Brian Flynn and Judi Hall. Armand Girouard was appointed for Cheryl Lewis.

Also present: Vidvud Valmanis, Russell Max Simon and Kelly Martin, Jacob Burgess, Buffy Kenneson, Steve Daniels

Absent: Dave Coursey, Cheryl Lewis

2. Minutes were approved as written. George Bonfiglio made the motion and Armand Girouard seconded. All voted in favor.

3. Selectmen's report – Questions about selectmen's approval of sending the draft to attorney. George said he and Ed Haskell are okay with sending the draft to the attorney. Judi is waiting to hear from Bob to know which attorney we are sending the draft regulations to. The Highway Department has purchased a tractor for \$15,000. They currently rent a tractor at over \$8000/year so this will be a savings for the town in the future.

4. The board decided to hold its November meeting on November 19th. We will meet with Tara on Nov. 12 to review the answers to her questions provided we have gotten an answer back by then. The December meeting will be December 17 rather than Christmas Eve. Our next meeting with Tara will be November 12th.

5. Vidvud Valdmanis – TM#16-06-02 – Back lot inquiry -Looking for ideas about how to use/sell his land. The back lot is not accessible. Best possibility would be to subdivide a lot off the front of the lot and the existing house/lot would become a back lot. The back lot is not in current use. Vid said he might be interested in putting some of the back land into a conservation easement. The Board recommended that he talk to Rumney Ecological Systems – Quincy Bog.

6. Russell Max Simon – TM# 12-01-35 – Tiny House issue – Mr. Simon presented this as a hardship case. He stated that his tenant needed a place to park her tiny house and he had lost his job and needed the income. Simon told the board that he had placed an ad on a national website advertising his land for the placement of a tiny house and had given Ms. Martin a one-year lease. Mr. Simon was told that they could not continue to use the driveway access to the home. Ms. Martin told the board that she uses a composting toilet and does not have water in her home. She dumps her gray water on the ground. Mr. Simon told the board that he didn't realize

that that he couldn't have extra dwellings on his property. Several suggestions were made as to where the home might be moved to. It was noted that this is a hard time of year to look for a new location for the home and it might be difficult to find someone to transport it. Eaton told Simon and Martin that the Board would have to consider the situation and would get back to them with our decision as soon as possible.

7. Kenneson subdivision – TM# 16-01-07 & 08 – Continuing Hearing – The Board received a letter from Mr. Kennison's daughter Buffy stating that their situation had changed and they were looking to do a minor subdivision so that she could move a mobile home on to the property to be close to care for her father. Burgess said they were changing their request to lot line adjustment/minor subdivision. The small triangular non-buildable lot was being adjusted to include the existing house. It is unclear whether we would call this a lot line adjustment or a minor subdivision. Don Winsor made a motion to accept the subdivision as a minor subdivision with a lot line adjustment and Brian Flynn seconded. All voted in favor. Burgess will bring the mylar and four copies of the plat next Monday to be signed.

8. Old/New Business

9. Tiny Home discussion – Home owner is not at fault. George suggested moving the home up to White Mountain Fiberglass. Suggestion is to give them a 90-day window to have the trailer moved. We would reserve the right to extend if necessary. We could give them suggestions for places to move the home. Riverside RV is another possibility.

- Gray water
- Too close to neighboring house
- Fire chief needs to inspect
- Driveway is illegal

10. The meeting was adjourned at 9:11.

Respectfully submitted,

Judi Hall