

TOWN OF RUMNEY  
PLANNING BOARD  
MEETING MINUTES  
May 30, 2023

Present: Brian Flynn, John Dow, Don Winsor, Isaac DeWever, Brad Eaton, Judi Hall

Also Present: Tom Hahn, Bruce White, John Callahan, Kevin French, Susan and Mark Murray

1. The meeting was opened at 7:04 by Brian Flynn. The minutes of the April 25 meeting were read. Isaac DeWever made a motion to accept the minutes, John Dow seconded. The minutes were approved.

2. Selectmen's report:

- Rest Area sale is finally going to go through. Selectmen have a date later in June to complete the sale after the subdivision is approved later this evening.

- Sale of 2 Main Street – The first buyer backed out and the second bidder will be purchasing the property.

John Callahan, the buyer was present at the meeting and he explained his plans for the property. Both buildings are in very bad condition and will be torn down. Mr. Callahan asked about whether a cluster development on the lot would be accepted by the town. He said he would like to put 8 – 10 units there. He was reminded that it was only a 1-acre lot which would not be capable of that kind of load. It was recommended that he talk to a septic designer about the possible septic load before he makes any plans.

3. Rest Area Right of Way Adjustment and Discontinuance Plan, Rt 25 TM 12-07-10 - Tom Hahn representing for the State. Hahn gave a brief overview of the project and the research that went into surveying the property. There were complications due to the various agreements the Rail Road had made with landowners. After the initial survey was reviewed by the State Hahn made the requested corrections and it was approved by the State DOT. The Board and public were reminded that the Town had voted in favor of purchasing the Rest Area. There were no other comments. Don Winsor made a motion to accept the application. Isaac DeWever seconded, and the Board voted unanimously to accept. Bruce White, an abutter, voiced support for the Rest Area purchase. With no further comments Isaac DeWever made a motion to approve the Right of Way Adjustment and Discontinuance Plan, Brad Eaton seconded the motion. The Board voted unanimously to approve the Boundary Adjustment.

4. Brian G. Young 1997 Rev. Trust/Charles P. Buckley III and Linda V. Buckley Boundary Line Agreement, Depot Street TM 12-07-06 and 12-07-08 – Kevin French representing. This was a housekeeping situation. French had submitted the plat and deeds to the Grafton County Registry directly rather than going through the Board as our regulations require. French stated that he had dropped off plans to the Town Hall however perhaps due to the construction disruption they were misplaced. French submitted the revised plat with the wording required by the Town Subdivision Regulations. This is an internal boundary agreement that cleans up the wording on various deeds that have the boundaries in several different locations. It does increase the acreage of the Young property to around 0.78 acres rather than the 0.5 acres the property is currently listed as. The Board approved this Boundary agreement.
5. Susan A. and Mark H. Murray Subdivision, School Street TM 13-05-06 - Kevin French representing. The Murray's would like to subdivide the property at 307 School Street. The lots were configured so that each had the required 40,000 sq ft. for septic. The original plan had been to have the new lot contain 2+ acres but due to the slope at the back of the lot down to the marshy area the house lot had to retain more of the acreage for septic requirements. Isaac DeWever made a motion to accept the application and Brad Eaton seconded the motion. The Board voted in favor. A question was raised about the area at the back of the lots. French explained there is a steep bank down to an old oxbow. French asked who was required to get the driveway permit. Hall stated that was up to the purchaser and is not a requirement of subdivision. This allows the purchaser to locate the driveway where it makes the most sense for the house location. In this case it may not matter but it is good to know Nick Coursey, Rumney Road Agent has looked at the property and there is an acceptable location for the driveway. There were no other questions. Isaac DeWever made a motion to approve the subdivision, John Dow seconded the motion. French told the Board he was still waiting for State Subdivision approval. The motion was changed to a Conditional Approval Pending State Subdivision approval. John Dow seconded the amended motion and the Board voted to approve.
6. The Board discussed Mr. Callahan's idea of putting 8 – 10 units on the 2 Main Street lot. It obviously could not support that kind of load. The discussion continued about cluster housing and how that fits in with our regulations. Without zoning this becomes more difficult, but we do have provisions for that kind of development.
7. Hall reported that the Baker River Campgroup Subdivision owners are trying to change their bylaws and allow year-round residence and commercial use on their properties. Although they can change their bylaws, these two regulations were part of the subdivision conditions placed on the lots by the Rumney Planning Board. These are non-negotiable.

The meeting was adjourned at 8:49.

