

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
October 26, 2021

The October 26, 2021 Planning Board meeting was a hybrid meeting with the Zoom component hosted by Tara Bamford.

Present: Brad Eaton, Armand Girouard, Brian Flynn, Don Winsor, Isaac DeWever, Josh Keyes, John Dow and Judi Hall

On Zoom: Sarah Rubury

Also Present: Tara Bamford and Colin Brown by Zoom

Armand Girouard, Chairman called the meeting to order at 7:02

1. The minutes of September 27, 2021 were approved with one typo corrected. Isaac DeWever made the motion to accept the minutes as written and Don Winsor seconded the motion. Brad Eaton and Brian Flynn abstained. All others voted in favor.

Selectmen's report – "Town Safety council." This was started in response to reported break-ins. This committee will not be a patrol but rather an education source providing information about safety tips and installing cameras.

Rest Area – Joe Chivell has contacted surveyors and is waiting for quote to survey the Rest Area property.

Town Hall Addition – Waiting for quote from Preferred Builders.

2. CIP – Armand Girouard and Brian Flynn have finished the CIP and sent it to the Selectmen. It is a more pared down format and should be easier to update in future years
3. Role assignments – Brad will cover Excavations and Josh Keyes will cover blasting.
4. Harassment Policy Training – A Primex representative will be providing training on November 9, 2021. This is mandatory training for all town employees and volunteers. There are two sessions to choose from – 3:00 and 6:00. A sheet was passed around for sign-ups and Sara (on Zoom) was reminded that she also needs to attend. Judi will send out a reminder. The presentation should be about an hour.

5. Mary Sanborn Trust Subdivision TM #13-04-05 – Colin Brown joined by Zoom. The board has already looked this application over for completeness. We are only missing the statement from the Fire Chief approving the driveway to the back lot. Judi shared photos of the proposed driveway and there is some concern about whether emergency vehicle will be able to access the back lot.

Isaac DeWever made a motion to accept the application for the subdivision. Armand Girouard seconded the motion. Brad Eaton abstained. All others voted in favor of accepting the application.

We will wait for the statement from the Fire Chief to vote on approving the subdivision. The Hearing is continued to the November 30, 2021 meeting.

6. Brad Eaton asked for more information about the “Tiny Home Subdivision.” The board had a discussion about the proposal and how such a proposal would affect the town if such a subdivision should become a reality. Right now, we would have little we could do control such a subdivision. 73 new homes in the town could have a huge impact on the town.

He also asked for an explanation of Hip Camp and Moral Compass. Hip Camp is an app similar to AirBnB but for camping. Moral Compass is a Rumney organization advertising camping through Hip Camp. State Campground Regulations come into play for two or more campsites that are being rented out. Without zoning there is little we can do other than report situations to the state.

7. Josh Keyes mentioned that the A-frame being built at the Glamping Ground appears to be too close to the river. Judi will try to get down there to take a look.
8. Rules of Procedure – The Planning Board is required by RSA 767.1 to adopt rules of procedure and they need to be available for public inspection. Besides being required by RSA they give us guidelines that standardize our procedures.

Everyone was given a copy of the **OSI Appendix C: Suggested Rules of Procedure for Planning Boards**. This is the document Tara suggested we start with as we work on our rules. Armand would like us to all look these over and be ready to discuss this at our next meeting.

9. Website information on zoning. - We need to have 3 or 4 points to start educating people why zoning is good for Rumney.

Brad suggested starting with commercial vs residential zonings and then discuss the advantages and disadvantages.

Judi felt that we need to identify what situations we have that will benefit from having zoning and what ordinances could be enacted to address them.

Brian suggested some overall statements about why zoning is good in general.

Isaac was looking about what problems Rumney faces. Having building permits might help to better assess property in Rumney so that the tax burden is shared more equally. Recent reval picked up at least \$1.5 million in unreported/undervalued property. Need to identify problems then explain how/what zoning fixes these issues. If there are no problems, we have nothing to fix.

The discussion continued. It was pointed out it's not all about restrictions. There was also discussion around density in village areas. Don brought up the increase cost of recreational activities to the town which is passed on to town residents. Sara thought we should have a general statement and then include specifics.

Josh brought up the issues around ADU and multiple dwellings on a single property. With building permits we would have a better handle on what is being build but would also allow some situations that currently are not legal. Short term rentals/AirBnB regulations might also be addressed. Much of this addresses veruse of property.

Armand will write up a something for the website based on our conversation. Preservation while allowing responsible progressive development.

Affordable housing is important to the character to our town. With recent real estate sales locals are being priced out of housing in Rumney. Rentals are out of reach for many. Short term /AirBnB rentals have removed some of the traditional rental units.

As far as educating the public we felt that in person meetings are the best format. The website should mention that we are still planning meetings when it is safe to do so.

10. John Dow has agreed to be an alternate. Don Winsor recruited him. John has served on the board in the past. Don Winsor made a motion to nominate John Dow to serve as an alternate. Brad Eaton seconded. The board voted to accept John as an alternate.

11. Old Business:

Monty Alger – no word yet on amount of excavation.

The meeting was adjourned at 9:03. Isaac DeWever made the motion to adjourn and Armand Girouard seconded. All voted in favor.

Respectfully submitted

Judi Hall

