

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
May 31, 2022

The February 22, 2022 Planning Board meeting was a hybrid meeting with the Zoom component hosted by Tara Bamford.

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

Also Present: Tara Bamford

Armand Girouard, Chairman called the meeting to order at 7:04

1. The minutes will be reviewed at the June meeting.
2. No new applications.
3. Selectmen's report

Town Office Addition – Sticks and Bricks will begin Sept 22. Requests for concrete bids for foundations will go out now.

Rest Area – Survey has been completed. Purchase and Sale agreement to be signed in the next month.

Officer Bohuski will attend the next session of Police Academy that starts this month.

Letters have gone out to School Street residents with junkyards and Junky yards. The new Code Enforcement Inspector is more inclusive in what she considers violations of the RSA.

4. Decosta Driveway – The State DOT asked for information about the proposed Decosta Driveway. Judi sent them correspondence she had with Plymouth Planning Boards regarding this lot's status as "unbuildable" due to lack of road frontage. Decostas' could subdivide a section of their Rumney land to provide access to this lot. That process needs to be started before a driveway permit should be issued.
5. Guy Kenneson excavation - Guy Kenneson has been removing material from his pit on Quincy Road behind Leroy Bixby's. This is not an approved excavation pit

and Kenneson does not have a permit to excavate. It has been reported that he also has a firewood operation taking place there. The land is in current use which prohibits any commercial use of the land other than for agriculture. Kenneson has been spoken to and sent letters to cease operations.

6. Alger Temporary Driveway – Monty Alger has restored the cut in the bank for the building of the house addition. Topsoil has been spread on the excavated land behind the house and it has been reseeded. There has been some wash out during a recent rain. Nick Coursey will talk with Alger about what needs to be done to correct this.
7. All In Off Grid Campground – Amanda Gordon was invited to come to the meeting to update us on how her project is progressing. There have been several concerns and questions from residents about what is happening there and we would like Gordon to fill us in. She was invited to this meeting but she did not respond.
8. Excavation Regulations – Our regulations were passed in 2014. Our recent approval process with Rt 25 Sand and Gravel showed us that we may want to review the regulations and make some minor adjustments. Tara Bamford offered to send us some regulations that were written by Carol Oglevee, a consultant to other NH towns, to look at. We will review this at our next meeting.
9. Election of Officers – The Board held election for officers for the 2022-2023 terms.
 - Chairman – Armand Girouard
 - Vice Chairman – Brian Flynn
 - Secretary – Judi Hall

It was noted again that we need to find more Alternates!

10. Zoning – The Board discussed how we move forward with Zoning and how it would benefit Rumney. We need to identify those issues that are problems that can be addressed through zoning. The issues that have been identified are:
 - a. Setbacks
 - b. Building Permits
 - c. Accessory Dwelling Units
 - d. River protection
 - e. Short term rentals

We also talked about Junky yards but that seems to be more of a Health Officer issue and can also be addressed through RSAs.

There was a discussion about building permits – a zoning permit allows a particular structure in a particular location on a lot vs building permit that requires building in compliance with the state building code and review by a building inspector.

Bamford gave us an estimate of \$1320 to provide us with a basic document and help with public hearing. Hall made a motion to go ahead with this, Girouard seconded. The board voted in favor.

Woodstock NH has a very basic zoning ordinance that only includes setback, building height, river protection and cell towers that was passed several years ago. Bamford said that today we would have to include some basic regulations about how ordinances would be administered. She will send us a sample boiler plate document that we could then add a few ordinances to for discussion. We will review these at our next meeting.

11. The meeting was adjourned at 8:57. Don Winsor made the motion to adjourn, Brad Eaton seconded. All voted in favor.

Respectfully submitted

Judi Hall