

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
April 26, 2022

The April 26, 2022 Planning Board meeting was a hybrid meeting with the Zoom component hosted by Tara Bamford.

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

Also Present: Tara Bamford, Tyler Phillips , Mary Hulse, Duane and Lori Ford,

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

1. The minutes of February 22, 2022 and March 29, 2022 were approved as written. Isaac DeWever made the motion to accept the minutes as written and Brad Eaton seconded the motion. All voted in favor of approving the minutes.
2. Selectmen's Report
 - a. Rest Area – Surveying was done this past weekend. Waiting for title work to be done
 - b. Town – Sticks and Bricks is working on foundation plans for the Town Office. Once that is done it will go out for bids. We can schedule a firm place in line for Sticks and Bricks to erect the building once the foundation is done.
 - c. Transition at the Fire Department is moving along smoothly. A committee will be formed to study the Fire Engine once things settle down.
3. Decosta driveway permit – State Driveway application for 20' driveway at the town line. This driveway would provide access for a 6+ acre lot in Plymouth that does not have road access. Decosta has not come to the Planning Board to explain what he is trying to do. Judi Hall called the Plymouth Planning Board to inform them of the situation. She was told that lots on private roads without road access could not get a building permit. She wrote to the state and Plymouth stating that it was premature to consider this driveway until an access that meets both Plymouth and Rumney regulations is determined.

4. Rt. 25 Sand & Gravel – Tyler Phillips representative. TM #12-11-22

The public hearing on the Application was opened at 7:23.

Tyler Phillips began with an overview of the project. The Russell family own and live on the property. They expect this excavation to occur over a 30 – 50 year period. The property has been reviewed by DES and NHF&G and no problems have been identified.

The pit will be accessed from Rt. 25 and a State driveway has been applied for. There will be no trucking on Old Route 25.

There were concerns about the existing house with septic and well. The regulations require no excavation closer than 150 from a dwelling unit. Russell's have proposed removing cooking facilities and using the house as an office. Many members had issues with this. Mr. Russell came to meeting and offered to tear the house down now. Eventually it was agreed that using the house as an office if and when the excavation came close to it be acceptable.

Permission has been granted from the Coursey's to excavate closer than 50' from the boundary. All other excavation will be at least 50' from boundaries.

There was an extended discussion about the reclamation plan and how large a bond should be. Through discussions with Phillips the Board understood that all top soil on the land would be reused there. This may not be the required 6" that is in the regulations but there isn't that much there now. It made sense to just replace what was existing and not deplete another site of topsoil.

When discussing the bond Phillips went through the calculations he used to determine what he felt the bond should be. He pointed out that the reclamation would be ongoing and not left until the end of the entire project. It was also mentioned that the Excavation will be reviewed and inspected and the Board can ask for a higher bond at a later time.

Public comments:

Duane and Lori Ford are concerned about the noise. Russell offered the Fords to walk the property with him to understand how the excavation would take place.

Browns were concerned about the water table being lowered and effecting their well.

Mary Huse was concerned that her property would be affected by the project. She was assured that there would be no impact on her land.

The public hearing was closed. The Board was asked to deliberate.

Phillips was asked to explain how he calculated the amount of work /money required to reclaim the site. It was pointed out that reclamation would be an ongoing process and not left until the end. The Board has the right to inspect the pit and revisit the bond amount if needed. The Board ultimately agreed that Phillips had provided a satisfactory calculation. An amount of \$66,527 bond was agreed on.

Isaac DeWever made a motion to approve the Excavation Plan as presented, allowing 4" of topsoil and a reclamation bond of \$60,527. Brad Eaton seconded the motion. The chairman asked for a roll call vote.

Isaac DeWever – aye

Brian Flynn – aye

Josh Keyes – aye

Judi Hall – abstain

Brad Eaton – aye

Don Winsor – aye

Armand Girouard – aye

The Excavation Plan was approved

5. Sara Rubury resigned due to her family obligations. She hopes to be able to join the Board in the future. We thank Sara for her time and hope to have her back with us in the future.
6. Don Winsor mentioned that he was told that the people who now own Turley's house have an apartment in the barn. This is a complicated issue due to the Accessory Dwelling Unit RSA. It is believed this not an isolated issue. The main concern is septic capacity. We need clarification about what Rumney can do if anything to regulate ADUs.
7. Due to the long meeting it was determined to hold off on election of officers until next meeting.
8. The meeting was adjourned at 9:34. Don Winsor made the motion to adjourn, Brad Eaton seconded. All voted in favor.

Respectfully submitted

Judi Hall