

TOWN OF RUMNEY  
PLANNING BOARD MEETING  
MINUTES  
July 26, 2022

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

On Zoom: Brad Eaton

Also present: Kevin French, Mike Latulippe, Ricky Johnson and Joseph Reed

Armand Girouard, Chairman called the meeting to order at 7:01

1. The minutes of April 26, 2022 were approved with corrections. Tax Map number for Rt 25 Sand and Gravel was missing, “excavation” was changed to “excavate” and the amount of the bond required was added.  
Don Winsor made the motion to accept the minutes as written and Isaac Dewever seconded the motion. All voted in favor of approving the minutes.

The minutes of June 28, 2022 were approved as written. Brian Flynn made a motion to accept the minutes, Don Winsor seconded. All voted in favor.

2. Selectmen’s Report
  - a. Only one bid was submitted on the town hall foundation.
  - b. Rest Area – The survey of the rest area has been completed and there are about two more acres than originally thought. Negotiations still need to be worked through. The State’s right of way needs to be determined.
  - c. Auction on July 30 – House on School Street.
3. Nick Corsey – Driveway on Stone Hill Road. 8’ right-of-way across property of others. This has been in deeds since the 1930’s – originally used to drive cows to pasture. The current holder of the right-of-way had a road constructed wider than the right-of-way with 20’ culverts without landowner permission and without going through DES. The Board really only has jurisdiction on the first 20’ of the driveway. It was decided that this does not meet Rumney Driveway Regulations and therefore is denied. This is a matter to be discussed between the parties involved and seems to be a legal issue for them to work out. We would reconsider if there was an agreement between the landowners. Judi will write a letter stating that the permit is denied.

4. SAMMCO subdivision TM#12-12-10: Kevin French presented a four-lot subdivision for Mike Latulippe. This subdivision is bordered by Old Rt. 25, Rt. 25 and Hall Brook Road. The lots created are a 4-acre lot on Old Rt. 25 which has a driveway permit from the Town, a 1-acre lot on Hall Brook Road that shares an existing driveway with a 30-acre lot and the remaining 36.8 acres which has a new State driveway permit on Hall Brook Road.

It was determined that the application was complete. Isaac made a motion to accept the application. Don Winsor seconded the motion. All present voted in favor. The motion passed. The Board will consider approval of the subdivision at the August 30, 2022 meeting.

The Board asked for the following additions:

- Note reflecting maintenance of the shared driveway
  - Perk Test information
  - State Subdivision approval for the two smaller lots
5. Central NH Aggregates – We had a complaint from the Russell's (Rt. 25 Sand and Gravel) about how close CNHA has excavated to various property lines. A boundary pin has been displaced. Mr. Latulippe said that he was aware of this, and that Kevin French would be helping to return the marker to the correct position.

It was noted that Excavation Pit Inspections have not been done for a few years, in part due to COVID and to the retirement of Ken Knowlton. We will contact the new Inspector and schedule inspections.

6. Baker Rocks Campground – Judi toured the campground with Amanda Gordon, owner. Overall, it seems that Amanda and her husband have done an excellent job at creating their glampground. The site includes two cabins, three tent sites, a yurt, a dome and several glamp tents. In the tent area there is a solar bathhouse. The site also has a main house that Amanda and her family live in, a barn, an office/store and an open gym building.
7. Zoning – Continuation of the discussion on the template Tara sent to the Board. We went over the four issues that we identified at the previous meeting:
  - a. Zoning Building Ordinances
  - b. ADUs – Tara suggested that we might want to allow two houses on a lot. This would get us around size/detached regulations for ADUs.
  - c. Setbacks / Height restrictions – Fire department could guide us on this.

- d. Parking – Would apply to all new businesses/residential.

The Board went over the template with Tara. There seemed to be more in the template than we were looking to start with. There is concern by some members that this is way more than voters would expect. Others felt the proposal should include specific zones as well many of the items in the template. If we are working on this we should do as much as we can. The administrative sections are mostly required.

Tara will update the questions in this file for the Board to discuss at the next meeting. Armand suggested we have a work meeting with Tara to continue the conversation. August 16 and 23 were suggested. We will get back to Tara on this.

- 8. There was a discussion about the poor quality of the Zoom broadcast. A lot of suggestions were made. However, it is most likely a function of the service the town has with the cable company. When the addition to the building is complete, we will have new servers and may have access to a better connection to services from the cable company.
- 9. Armand made a motion to adjourn, Isaac seconded the motion. All voted in favor. The meeting was adjourned at 9:42 pm.

Respectfully submitted

Judi Hall