

TOWN OF RUMNEY  
PLANNING BOARD MEETING  
MINUTES  
March 30, 2021

The March 2021 Planning Board meeting was a Zoom meeting hosted by Tara Bamford.

Meeting was called to order at 7:03 pm by chairman Brad Eaton.

Present: Brad Eaton, Brian Flynn, Don Winsor, Isaac DeWever, Armand Girouard and Judi Hall, Sarah Rubury, David Cook (after item 5)

Also Present: Tara Bamford, Bill and Nonnie Hall, Kent Brown, Lois Packard, Willet, Paula Merrill and Tom Armstrong.

1. The minutes of the February 23 meeting were approved with the addition of "Some residents" to comments on page 6 by Armand Girourd. The motion to approve was made by Don Winsor and Isaac DeWeaver.

Armand Girouard - Aye  
Brian Flynn – aye  
Don Winsor – aye  
Sarah Rubury - abstain

Isaac DeWever – Aye  
Judi Hall – aye  
Brad Eaton – aye

2. Selectmen's Report – The Town voted to approve spending for the purchase of the Rest Area on Rt 25 if the State and the town can come to an agreement on the price and conditions. The selectmen have been exploring possibilities on how to best use this property to the town's advantage. This still has to go through three committees before it can be approved by the state. The vote on the addition to the Town Hall failed by a few votes. There was a vote at the meeting to reconsider the vote on April 15. There will be a bond meeting on this on April 12. The Town also voted to approve the new police cruiser.
3. CNHA – Excavation Permit – Kent Brown reported that NH Fish and Game still have a report to issue on the property and it will be another month or two until that is completed.
4. CNHA – TM 12-11-19-02 and 12-11-20-01-01 Lot line adjustment- Kevin French agent. Central NH Aggregates would like to move the line between lot 12-11-19-02 and 12-11-20-01-01 so that both lots have road frontage. Lot 12-11-20-01 is not CNHA but will share a driveway entrance to RT 25 with the CNHA lots. The driveways are in place, the cul-de-sac has been added. All three lots use this curb cut as Rt 25 is a limited access highway. There is also an easement across

TM 20-11-20-01 that serves TM 20-11-19-02. Eaton asked about the ROW to Old Rt 25 off 20-11-20-01-01. This ROW does not get used, access has been on to Rt 25.

Isaac DeWever made a motion to accept the application as presented. Don Winsor seconded.

Armand Girouard - Aye  
Brian Flynn – aye  
Don Winsor – aye  
Sarah Rubury – aye

Isaac DeWever – Aye  
Judi Hall – aye  
Brad Eaton – aye

Eaton asked for comments from the public. There were no comments from the public. A motion was made it approve the lot line adjustment by Isaac DeWever and seconded by Don Winsor.

Armand Girouard - Aye  
Brian Flynn – aye  
Don Winsor – aye  
Sarah Rubury – aye

Isaac DeWever – Aye  
Judi Hall – aye  
Brad Eaton – aye

Kevin will bring a new mylar into the office to be signed.

5. TM# 12-01-32 - Tom Armstrong. Tom would like to make the house on this lot into a 5-unit B&B. This is information only as the Planning Board does not have zoning. The units on the first floor would be two rooms each with private bath. The two upstairs units will each be one room and share a bath. The fifth unit will be developed in the unfinished area in the rear of the upstairs. The kitchen will be renovated to be used by the guests and there will be a common laundry.

Armstrong said the house has good “bones” but needs electric, plumbing and heating upgrades. The garage and the shed need to be renovated and the septic system needs to be replaced. Installation of an adequate system is one of the major factors in the success of the project as a five-bedroom B&B. Armstrong presented a list of projects and renovations to be done to the property. There is some question about the exact size of the lot. Title work is being done to determine what actually belongs to this property and what belongs to the Rumney Village Store.

Tom has met with Dave Coursey to go over required permits.

Tom and Paula will manage the building. There will be daily housecleaning service. Cameras and security lighting will be installed. It was noted that this is a residential area this will be taken into account will all upgrades

David Cook spoke about his experience developing the Barn Door Hostel. He made Tom aware of regulations that might affect this project. These include the installation of a fire suppression system if there are more than four unrelated people sleeping in a building. Additionally, windows need to meet the requirements of the fire code – 5.7 sq ft - double 3/8" drywall and proper egresses. Dave gave Tom the name of the State Fire Marshall to contact for necessary information. He also raised the issue of parking and cautioned that this needs to be considered as the location of the septic tank and leach field are selected. Reception area needs to be considered for flow – parking vs entrance. Dave offered his help with sorting these regulations. Tom thanked him for the information.

Eaton asked if Armstrong had been in contact with the Jacksons and their experience with the Little House Inn. Armstrong reported that Pete Jackson told him there was a classification of the property that allowed them to not sprinkle the building. Armstrong has also walked through the building with Chief Coursey and they talked about a sprinkler system. Coursey did not think it would be necessary. Tom will do some research to determine what is needed. Cook again stated that the State fire Marshall has the say on this not Chief Coursey. He told Armstrong he didn't want him to have the surprises he had in developing the Barn Door Hostel. Tom said he appreciated the feedback.

Armand Girouard asked about the septic system and how the parking in the back would avoid driving on the leach system. Armstrong said the Presby systems have a lot of flexibility. Eaton said there are concrete leach fields that can be driven over.

Don Winsor cautioned about parking and the store. Armstrong said there are plans to put up a fence that would delineate the properties but there still may be conflicts.

Armstrong asked what we thought the reception from the town might be. The Board felt that it would be well received as the Little House had been.

Armstrong and Merrill said they are committed to this project. Should they not be able to meet the septic and fire code requirements it is still a beautiful property and they will alter their plans if necessary.

6. Old Business: Fatherland Trust – DOT is looking at the driveway permit. No word from DES at this point. We have not received billing from Attorney Fillmore yet. Girouard asked about whether there was a time limit on this approval. It seems it is up to Fatherland to meet the terms of the conditional approval.

7. New Business: Amending the Subdivision regulations to prevent ADUs from becoming Condominiums. We can do this at our next meeting. Tara read the suggested language from our attorney.

**8.08 Condominium Conversion of ADUs Subsequent condominium conversion and/condominium conveyance of any accessory dwelling unit separate from the principal dwelling unit is prohibited pursuant to RSA 674:72, I.**

8. It was agreed that we move forward with this. Hall made a motion to add the statement about ADUs. DeWever seconded the motion.

Armand Girouard - Aye  
Brian Flynn – aye  
Don Winsor – aye  
Sarah Rubury – aye

Isaac DeWever – Aye  
Judi Hall – aye  
Brad Eaton – aye  
Dave Cook – aye

Bamford will work with Hall to put together a public notice.

Bamford asked about whether we were planning to update our driveway regulations. We need to clean up some of the wording and to be more detailed about permits for temporary situations.

In the past there was the Rumney Driveway Unit (RDU) made up of a Selectmen, a Planning Board member and the Road Agent. In the past several years just the Clerk and the Road Agent have taken care of the permits.

Bamford would like to have the Board and the Road Agent review the existing regulations and make suggestions. She will then work on revising them, present them to the Board for revisions. Then we will have a public meeting to approve the final version. Hall and Bamford will work on this. Bamford estimates \$300 to \$500 to review and update the Driveway Regulations.

Brian Flynn made a motion to commit \$300 to \$500 to updating the Driveway Regulations. Isaac DeWever seconded the motion.

Armand Girouard - Aye  
Brian Flynn – aye  
Don Winsor – aye  
Sarah Rubury – aye

Isaac DeWever – Aye  
Judi Hall – aye  
Brad Eaton – aye  
David Cook – aye

We will plan on reviewing the regulation at the May meeting.

We have been asked by the Selectmen to write a letter to Chris Whitcher asking what his plans are for his property on Route 25. Right now, there is a lot of speculation about what his future plans are.

Dave Cook does not feel that we can ask Whitcher what his plans are. He said it is very intrusive and rude. He suggested that a blight ordinance would take care of the concerns residents have if we would enact one. Hall explained that we have been looking at ordinances that other towns have and how we might employ one for Rumney. Cook again stated that we cannot ask what Whitcher's plans are. Eaton explained that it is up to the Planning Board to at least ask. The owner does not need to answer. As a Planning Board we need to reach out to people and try to help facilitate projects both for the benefit of the Town and the landowner. Tom Armstrong's presentation this evening is an example of how a landowner might come to the Planning Board for information. Cook was able to give him some helpful information that might have been missed had he not come to the board.

Cook stated that he would be happy to work with the board to develop a zoning ordinance but until we have one, we should not be asking anyone what they may be planning on their property.

9. Election of Officers – Eaton asked if anyone wants to serve as an officer. Hall said she was willing to continue as Secretary. Girouard is willing to be Chairman but is still dealing with his injuries. Flynn and Eaton are agreed to help out until Girouard is fully recovered. A motion was made to vote on the slate of officers – Armand Girouard, Chairman, Brian Flynn, Vice Chairman, Judi Hall, secretary. A motion was made by Brad Eaton and seconded by Isaac DWever.

Armand Girouard - Aye  
Brian Flynn – aye  
Don Winsor – aye  
Sarah Rubury – aye

Isaac DeWever – Aye  
Judi Hall – aye  
Brad Eaton – aye

10. Armand asked how we would utilize Tara's services as we go forward. Tara suggested that as proposals come in to the Board Judi can review and if it seems more complicated or unusual, she can discuss it with Tara. Tara can then give her opinion and time estimate which can be relayed to the Board. The Board will then decide how to proceed.
11. The meeting was adjourned at 9:10

