

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
June 29, 2021

The June 29, 2021 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, and Judi Hall

Absent: Sarah Rubury

Also Present: Tara Bamford, Josh Keyes, Monty Alger, Tom Wilkins and Jacob Burgess (by Zoom)

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

1. The minutes of May 25, 2021 were approved as written. Isaac Dewever made the motion to accept the minutes as written and Brian Flynn seconded the motion. All voted in favor of approving the minutes.
2. TM #11-06-05 and 11-06-06 Lot Line Adjustment, Jacob Burgess agent (by Zoom)– The Donahues would like to move their property line common with the Currier property to increase the Curriers lot from approximately 0.25 to 1.0 acres. This reduces the Donahue lot to 2.71 acres. There was general discussion that this was a great idea and a real benefit to the Currier's. This will bring the Currier lot up to a size that has adequate area for septic and well replacement if needed on the lot. Road frontage is increased by about 40 ft.

There being no further discussion the Board voted to accept the application.

Girouard opened the public hearing, there were no comments. Brian Flynn made a motion to approve the Lot Line Adjustment and Don Winsor seconded the motion. All voted in favor. The motion carried.

Hall told Jacob Burgess we would sign the plat and paper maps when he brought it in to us. We also need copies of the new deeds in order to file with Grafton County Registry of Deeds. Burgess said he should have all the paperwork for us within a week or so.

3. TM#13-02-38 Monty Alger – Excavation permit. – Alger owns a house on the East Rumney Road. He currently has a temporary driveway permit to give access to equipment necessary for the addition he is putting on his house. He would like to excavate part of the hill behind and to the side of his house to make a

more useable outdoor space around the house. He estimated 2500 yd³ of material will be removed. The material is mostly sandy gravel.

Members of the board felt that this project met the criteria for a Town permit and did not need a full state permit. Alger would have to file a notice with the state.

A motion was made to accept the permit application by Dewever and seconded by Winsor. The Permit application was unanimously accepted.

4. Mr. Currier came in to speak about the Lot Line Adjustment between his property and the Donahues. Jacob Burgess was supposed to have informed Mr. Currier of the change in meeting format due to the rescinding of the Governor's emergency order. He was shown the plat and was satisfied that the Lot Line was approved.
5. Driveway Regulations – Tara Bamford. Tara gave a brief overview of how she arrived at the revisions. She talked with towns she has worked with who have vetted their regulations, comments from Judi and Nick Coursey, and the NH Municipal Association. The changes include making the standards the same as the road standards in the Subdivision Regulations, reformatting to make it easier to navigate, and coordinating the application with the regulations. The Road Agent is the issuer of the permits, but appeals are made through the Planning Board. She took out private roads because we don't have the authority to enforce driveways on private roads unless that is a landowner requirement of that particular subdivision approval. Our "driveways" are actually "curb-cuts" as they deal with how the driveway meets the road. Temporary and Permanent driveways have been better defined.

We went through the revisions by sections.

- a. Section 1 cleaned up our lack of authority on private roads.
- b. Section 2 and 3 - changes were cleaning up language and correcting spelling errors. Removed mention of private roads
- c. Section 4 – clarifying language
- d. Section 5 – "car length" replaced with 20'
- e. Section 6 – culvert size changed from 15" to 18". Nick asked to have the option to modify the size of the culvert if needed.
 - i. Josh Keyes and Don Winsor both spoke about the difficulty of putting in larger culverts in many locations.
 - ii. It was decided to keep it at 15" and allow the road agent to modify larger or smaller as necessary
- f. Section 7 – no changes
- g. Section 8 – clarifying language
 - i. New Temporary Driveway Section – 6 months or 12 months.
 1. Winsor and Keyes both thought two years was more reasonable with a one-year extension if needed.
 - ii. Waiver – the Road Agent should be the authority on this

iii. Procedures – item B “within a reasonable time” needs to be defined. Twenty-one days was decided on to review the application.

item C – 8 season bond or 4 season bond. Clarify by saying 12 months. Size of the bond is up to the Selectmen. “Reasonable time” for Road Agent inspection changed to 48 hrs.

h. Section 9 - Appeals Section – to be constitutional everyone needs a path to the court. If we had a Zoning Board that would be the path. Since we don’t the PB will be the appeal board.

Section 10 – Cost should be up to the Selectmen. Removed construction permit, but reinforced that you need to maintain the driveway.

Tara will work on revisions and the application. We should be ready to have a Public Hearing at our August meeting.

6. Selectmen’s report: Office additions are almost ready to go out to bid. Lumber prices continue to fall so we should be able to get a better price now that we would have gotten earlier.

Chief Patten says numbers are up for crime reports – close to where they were at the end of last year. Still have not hired additional police officers. However, there are two viable candidates. They both need to pass a final test before decisions can be made. Hopefully we will be able to move forward with hiring. It is just really hard to hire police at all levels including the State Police.

Rest Area – still slogging away through committees and State issues. The State feels we should be responsible for the survey. The property is made up of three parcels. Probably at least 2 to 3 months.

Armand – Judi and Armand attended the Selectmen’s meeting on June 7th to inform the Selectmen about the circumstances of our member who resigned.

Armand asked us all to try to find additional members, alternates and a replacement for David Cook. RSA 673:12 allows the Board to appoint someone to fill the vacant seat until the next election. At the next election there would be an open seat for the remaining term of the seat vacated by Mr. Cook. In this case it would be a one-year term.

Likewise the Planning Board has the authority to appoint up to 5 alternate members.

Discussion of roles and responsibilities of Planning Board.

Also, discussion of what exactly the PB would like to see if we had zoning. This would include having building permits to track new construction for safety issues as well as fair taxing for all residents, Flood zone Regulations that would protect the river corridor and to allow Rumney Residents to apply to the National Flood

Insurance programs and to combat some of the “junkyard” situations we have in town.

Discussion about problems with locating the Planning Board page on the website. Migration was not as seamless as we had hoped. Tara reminded Judi to add the updated regulations to the website.

Update on how the Planning Board needs to meet. A quorum needs to meet in person in the meeting room. A member that cannot attend can attend by Zoom as can any member of the public and applicants.

7. Role assignments –

CIP -Brian Flynn and Armand Girouard;
Driveways Regulations - Don Winsor
Excavations Regulations -
Blasting Regulation –

8. Letter to Betty Jo Taffe in memory of Bill Taffe. Brad will draft a letter. Anyone wishing to attend the Memorial service on July 21 needs to RSVP to Betty Jo.

9. Brad said he thought Josh Keyes would be a valuable addition to the Planning Board. Josh still has some reservation but will consider it.

The meeting was adjourned at 9:20. Isaac DeWever made the motion to adjourn, and Armand Girouard seconded. All voted in favor.

Respectfully submitted

Judi Hall