

TOWN OF RUMNEY  
PLANNING BOARD MEETING  
MINUTES  
July 27, 2021

The July 27 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 and Judi Hall

On Zoom: Sarah Rubury

Absent: Brian Flynn

Also Present: Tara Bamford

Armand Girouard, Chairman called the meeting to order at 7:05

1. The minutes of June 29, 2021 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. Driveway Regulations - Tara Bamford led us through the changes to the Driveway Regulations.

Temporary driveway permits are valid for two years.

Don Winsor pointed out that additional temporary driveways may be needed due to physical conditions of the land. Wording was changed to “one driveway where feasible”. It was noted that the Road Agent has the power to waive the regulations as needed.

He also noted that temporary driveways used for logging are often needed again in 15-20 years. Returning ditch lines to the original and blocking off the entrance makes more sense than returning all conditions to original.

Application – not actually part of the Regulations. Board liked the new application and the section for measurements. It was noted that the distance from the travel way to the edge of the right-of-way may not be known. “If known” was added to measurement item #7.

We are set for a Public Hearing at our August 27, 2021 meeting.

3. Selectmen's report – Rest Area - Isaac reported that they are in discussion with the State about who is responsible for surveying the property. It is typical that the seller is responsible for surveying the property being sold but the State is trying to have the Town do this. Not sure why the State is requiring this. As it stands, the survey must be completed 90 days after the sale. Selectboard is trying to have this condition changed. Bob Guida and Jean Shaheen may both advocate for the Town to not be responsible for the survey. The agreed price for the Rest Area is \$140,000.

Library has been hit by lighting. There is damage to the chimney and skylights. Roger Daniels is aware of this.

Chief Patton hopes to hire a new officer in the next week or so. The candidate has not attended the Police Academy but will in November. Patten will also do some on-road training. Police department is really busy right now – speeding, theft, crime is up.

4. Armand Girouard - OSI conference take a-ways:

- a. Zoning should be recommended in the Master Plan. Although the word Zoning is not specifically mentioned it does say that we should be exploring methods to manage growth. The survey was an exploration of town opinion and needs.

Master Plan was written in 2012. Most of the information is still valid. Perhaps an addendum could be done to include updated info – census, new school, business, etc.

- b. Capital Improvement Plan needs to be done yearly.
- c. Preliminary Review of subdivision – needs to be at the subdividers request. Without zoning we cannot require this, but we can suggest this as a cost saving measure for the subdivider.
- d. Engage other boards/departments to determine impact of particular development project.
- e. Stay off Social Media with opinions regarding Planning Board issues. Any statements that are made need to come from the Board as a whole rather than as an individual.

5. Role assignments:

- a. Driveways – Don Winsor
- b. CIP – Brian Flynn and Armand Girouard
- c. Blasting –
- d. Excavation -

For Blasting and Excavation we need someone to be the “expert” on our regulations to be sure we are following the regs correctly. Of course we all should be familiar with the regs.

6. Alternates – We need to look for new members. It would be good to find members from various parts of town. West Rumney needs representation.

We are actually in better shape than some towns. Many small towns can’t fill positions for a complete board.

7. Armand – Are the Selectmen behind the Planning Board in pursuing some sort of regulations? Judi and Armand will attend the next Selectmen’s meeting to discuss this with the Board.

Isaac thought a more regular reporting from the Planning Board to the Select Board would be beneficial. Judi has office hours on Mondays and can stay to attend meetings once a month.

8. Fatherland Family Trust Property – We were never contacted by DES or Fatherland about whether it was approved. However it sold as a single unit. Judi contacted the real estate agent and gave him the history of the property. The Agent said that Mr. Carter had told him that the Town approved his subdivision, but the state did not. According to the owner the Town was okay with the subdivision and that was how the real estate agent presented it in the advertisements. Judi told the agent that there were many neighbors that were upset by what Carter had done with the property and would be watching how the new owners used it.

9. CDC rule changes – Masks are advised for those not vaccinated.

10. Josh Keyes – Josh agreed to fill the position vacated by David Cook. The Board voted to appoint David to the position through March. At that time, Josh can decide if he wants to run for the remaining one year of that term. Isaac made the motion to appoint Josh to the position and Brad seconded. The Board voted to approve.

#### 11. New Business:

- a. Fraser Merger – Justin Fraser has filed for a Merger of his property on the Buffalo Road. Merger is needed because the well and house are not on the same lot. Permission is not needed but we do need to sign the permit.
- b. Peter Goldsmith/Eagle Point – There was a item in the March Fire Commissioners minutes that there are plans for a restaurant and houses on the Eagle Point Property. Although this may be just speculation, we

should watch out for any development there.

- c. Dern Driveway – Nick Coursey, Road Agent has identified a non-conforming drive on Buffalo Road belonging to David Dern. The Selectmen have written him a letter and he responded with a Driveway Application, but no sketch or information about how he plans to fix the driveway. Judi sent him a letter explaining that he needs to contact Nick to review what is non-conforming and what he needs to do correct the situation.
- d. Judi will be away from August 6 – 16 so there will be no office hours August 9 and 16.

12. The meeting was adjourned at 8:50 pm.

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