

TOWN OF RUMNEY  
PLANNING BOARD MEETING  
MINUTES  
September 28, 2021

The September 2021 Planning Board meeting was a hybrid meeting with the Zoom meeting hosted by Tara Bamford.

Meeting was called to order at 7:03 pm by chairman Armand Girouard.

Present: Don Winsor, Isaac DeWever, Armand Girouard, Josh Keyes, Sarah Rubury (on Zoom) and Judi Hall

Absent: Brad Eaton, and Brian Flynn

Also Present: Tara Bamford, Colin Brown, Steve Nolan, Ari Goldschneider and Josh Gold (on Zoom).

Ann Thurston and Nick Coursey, Road Agent in person.

1. The minutes of August 31 were approved as written. Don Winsor made a motion to accept the minutes and Isaac DeWever seconded it. Five voted in favor. Sarah Rubury abstained.

2. Selectmen's Report –

Town Hall Addition – no bids were received for the addition. Joe Chivell will contact prefab companies to get bids from them.

Rest Area – still in limbo but maybe getting closer to closure.

Thefts – There have been a number of thefts and suspicious activity on School Street, Quincy Road and Stinson Lake Road. A group of citizens have gotten together to form a “community watch” group. Isaac DeWever is attending their meetings.

3. Alger Excavation – Joe Chivell does not believe that Alger paid the Excavation Permit fee. He will contact Alger to follow up.
4. Blasting and Excavation – We still do not have a volunteer to lead Blasting and Excavation reviews. Judi will check with Chief Coursey to see if he is tracking Blasting permits. Brad Eaton will be asked to head up Excavation review.
5. CIP update – Brian and Armand have met with all Departments and the spreadsheet has been created. Armand still has to write up a synopsis for each department.

6. Armand talked about the next steps necessary as we continue to explore zoning. He asked members to think about the 3 or 4 issues that Rumney faces that would benefit from having zoning.
7. Driveway Regulations Public Meeting – Armand Girouard opened the Public Hearing at 7:30. He asked Tara Bamford to give a summary of the changes that had been made. Tara stated that there weren't major changes, mostly a redefining of the administration of the regulations and cleaning up of procedure. The Road Agent is now the main administrator with the Planning Board being the appeals board.

Steve Nolan, town resident said he wasn't able to access the regulations on the Town website so he wasn't clear about what could be done. He asked if all driveways needed a permit. Girouard and Bamford both said that existing driveways did not need a permit unless there is a change to the driveway such as paving a gravel driveway. Road Agent Coursey went on to say that adding a small amount of gravel on a driveway that is already gravel would not need a new permit. However, if 6" of gravel was added it could change the drainage and would be reason for a permit. Hall stated that the reason behind having driveway permits was in part to protect town roads from erosion.

Anne Thurston asked if adding a second driveway would be allowed under the regulations. Anne is a resident on the Quincy Road. Hall told her that Quincy Road is a State road and subject to State regulations. Coursey told her that on town roads, given enough road frontage you could apply for a second driveway. She thanked the board and said she wasn't necessarily in favor of second driveways but was looking for information.

Girouard asked for comments from the Board. Isaac DeWever said he had no questions but thanked Tara for her work on the Regulations. The application in particular was much clearer, and the diagram should make the application easier to fill out properly. Girouard asked to have a place on the application to put the permit number.

There being no other comments or questions Girouard asked for a motion to accept the new regulations. DeWever made a motion to accept the new Regulations. Josh Keyes seconded. The Board voted in favor of accepting.

8. The Mary E Sanborn Revocable Trust Subdivision – TM# 13-04-05 – Colin Brown agent.  
The Board had looked over the plat at their last meeting for completeness. Hall emailed the changes to Brown. A revised plat was submitted.

Colin Brown gave a summary of the proposed subdivision. The lot is about 7 acres. There is an existing house and septic. The front lot would be about 4.7 acres and the back lot, bordering on the Baker River would be about 2.37 acres. There is a 25' right of way from the Quincy Road to the back lot. Area for septic and well is shown on the map.

Girouard went through the list that Hall had emailed to Brown

- Address of the lot added to the title block
- Tax map numbers on the individual lots
- Shared driveway – in note #6 on the plat
- Removal of note giving Lot 1 access to the river was removed
- Septic area has been moved and 125 ft setback is shown
- Soil report submitted
- State septic approval has been received by owner

All the requested information seems to be on the plat. We will look at accepting the application at the next meeting of the Planning Board on October 26, 2021

9. Tiny Home community inquiry. There is interest in a landlocked piece of land formerly owned by Emma Kelley. The only access is through land owned by Smith. TM# 13-02-01

Ari Goldschneider and Josh Gold joined by Zoom to talk to the Board about a possible development on this piece of land. They believe there is a demand for tiny homes – 350 to 500 sq ft. and are looking for a site for development. They asked if there are regulations in Rumney that would prohibit this kind of development. Girouard said that there are no regulations in place at the time that would prohibit tiny houses. Septic, water, utilities and DES requirements would have to be followed. Goldschneider said they were looking at a cluster development and asked if he was correct in his understanding that 74 units could be placed on this particular property of 74 acres. Girouard said that was basically correct, depending on DES requirements. Hall pointed out that the major issue with this particular property was access. Landowner permission and proof that the developers could build the required road needed to be taken care of before the Board would seriously consider a project like this. The road would require a 50 ft right of way and would need to be paved given the amount of traffic this development would generate. Goldschneider then asked about compostable toilets. DES would have to be consulted about this, especially given the proposed density of units. Goldschneider also asked about requirements for an off-grid community. Girouard said we would have to look into that further, again due to an increase density of units. Goldschneider stated that he and Gold had already come to the realization that this was probably not the lot to develop

in this manor but they wanted to ask questions for a possible future project.

10. Check list update – The subdivision checklist needs to be updated to match the new subdivision regulations. Hall is working on that.
11. NHMA conference on Planning issues was held on September 19. There were two sessions on Responsibilities and Roles of the Planning Board. It was suggested that we might use work sessions to view some of these presentations as training for the Board.
12. Budget – The budget needs to be submitted by October 1. Hall suggested submitting the same budget we submitted last year. It was agreed that this was a good plan. There is money in the budget to pay for Tara Bamford's services if we need it as we continue to explore various planning options.
13. Hip Camp – Airbnb of the camping world. Moral compass, in town, has three sites listed. Bamford said that towns with zoning have better means to regulate these. State law does say that a campground is two or more camp sites rented out.
14. Girouard – talked about the need for a work session as we move forward. There is administrative work that we should be taking care of that can't get done during a once a month two-hour meeting. We could also use the time for training sessions using the NHMA conference videos. We also need to work on putting together rules of procedure. Tara said that OSI has a pretty good template we could start with. She also pointed out that the 21 days required for submitting an application cannot be waived unless it is noted in our rules of procedure. We may want to consider adding this when we work on the rules.

Girouard asked Tara if we could send abutter notices to other residents beyond direct abutters. Tara did not feel this was a good idea. We do post on the website as well as at the Town Hall and the post office. And neighbors talk to other neighbors. The Fatherland Trust subdivision is an example of this.

15. Don Winsor made a motion to adjourn. Isaac DeWever seconded the motion. All voted in favor. The meeting was adjourned at 8:41 pm.

Respectfully submitted,

Judi Hall