

RUMNEY PLANNING BOARD MEETING

February 22, 2011

The meeting was called to order at 7:00 pm by Tom Grabiek, Chairman

Present were Tom Grabiek, Janice Mulherin, Kathy Wallace, Cheryl Lewis and Carl Spring. Absent were Brian Flynn, John Bagley and alternates Jerry Thibodeau and David Coursey.

1. The minutes of the January 25, 2011 meeting were approved as written.
2. The clerk stated the GC Sheriff's Dept had called regarding the Bellamy/Ambrose subdivision and the right-of-way to the Jaquith and Ambrose properties. A copy of the minutes from the July 27, 2010 meeting was faxed to them.
3. A letter to Thomas McNeeley, mailed certified, is being returned unclaimed.
4. A letter was signed to be sent to White Mountain National Forest with a copy of their signed Driveway Construction Permit noting conditions the town requires prior to a Final Permit being issued.
5. The clerk spoke of a phone conversation with Mike Primo who wishes to open an alcohol/drug detoxification treatment facility in town. He is looking at several properties and will meet with the Board when he has an information packet to present.
6. The Chair reminded the members that Tara Bamford of North Country Council will be meeting with the Board on March 1, 2011.
7. Carl Spring gave a report on a gravel pit workshop he attended this month. The main theme was on air quality. A state permit is required for dust in the air from rock crushers. The only pit in town with a crusher is Central NH Aggregates and this permit will be required when he renews his excavation permit.
Carl also gave a follow-up on the blasting situation last year – State Police did go to the Sanborn property and take pictures of the rocks. Also Mr. Latulippe presently has pipe and culverts stored on the Sanborn property – unaware of the property lines. They will be removed when possible.
8. Roy Sabourn/Ed Openshaw subdivision – Tax Map #12-8-7 School Street Roy Sabourn surveyor and lot owner stated he had set the pins to indicate the lot line adjustment with abutter Joyce. There was no further discussion and a motion to approve the subdivision was made by Carl Spring and seconded by Cheryl Lewis. The Board voted unanimously to approve this subdivision.
9. Bry Harv subdivision Tax Map #12-7-32 –Scott Sanborn, surveyor, was present representing Ron Bryson, Bry Harv proprietor. Sharon Cutting was present as an abutter. Scott Sanborn remarked the Rumney Road House Restaurant was open at that location and hoped it did not interfere with the subdivision. When the plat was originally submitted, the septic location was unknown. That has been located and noted on the plat. The Clerk further noted a replacement system plan has been submitted to the State to be installed should the original system fail. The incorrect lot numbers on the notes of the original state subdivision plat had not been corrected. A memo to correct this information will be sent to the State DES and a

copy to the Board. A note was added to the plat making reference to the gravel encroachment on the right-of-way on to the abutter's property to the east of this lot. The 400' right-of-way to the back lot was corrected. Carl Spring questioned parking availability for the multi-businesses on Lot 1 and if emergency vehicles would have access. Scott explained there is over an acre of gravel parking available for the repair shop, the restaurant and the salon presently located there. The Chair questioned the difference between the topography details on the State subdivision plat which were not on the conveyance plat. After some discussion as to the difference, it was agreed to add topography lines indicating the top and bottom lines of the embankment on Lot #2. Wetlands and Shoreland Protection setbacks were clearly marked on both plats and both plats will be on file with the Town of Rumney. Additional items to be added to the plat are (1) Tax Map numbers and (2) True north arrow. With no further discussion, Kathy moved and Janice seconded a motion to accept the application. The Board agreed unanimously. Scott requested a conditional approval – Janice made a motion to conditionally approve the subdivision provided all required changes are made when the plats are mailed to the Board. Kathy seconded this motion and the Board unanimously approved the subdivision.

10. Pastor Dan Bowers and Paulette Bowers came before the Board with plans to do a construction project this summer of a building to connect the Rumney Baptist Church with the annex to the north of it. This will create one entrance to service both the church and annex. The Board has no say on this, but did suggest a change to maintain the character of the church building.

11. Master Plan – there was no discussion as Tara Bamford of NCC will be meeting with us on March 1, 2011.

The meeting adjourned at 9:15 pm

Diana Kindell, Clerk