

RUMNEY PLANNING BOARD MEETING

July 26, 2011

The meeting was called to order at 7:00 p m by Tom Grabiek, Chairman.

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

The Minutes of the June 28, 2011 meeting were approved.

1. Letters sent to Machiette, Saad and Paquette were reviewed by the members. Members are questioning how to proceed to enforce our regulations. MRI has been contacted to review how to proceed when infractions do exist.

2. Tara Bamford, NCC, met with the Board to continue work on the MP. The vision statement is ready to work with and she reviewed the outline of the re-write as compared to the original MP. Discussion was based on a "goal" outline Kathy Wallace had prepared and one section was reviewed, explained and edited. Tara will be meeting with the Board again on August 16, 2011 at 7:00 pm.

3. David Saad Tax Map #13-5-1 and #13-5-7 David Saad came before the Board at their request to review the right-of-way to his property and the usage of his lots. One right-of-way crosses town property at the Russell Elementary School and the deeds to the property do not specifically identify the location of the egress. Mr. Saad has been working with the School Board to resolve the location problem so he can upgrade the right-of-way for year round usage and safety vehicle access. Mr. Saad stated he had a mortgage on his property, located in a flood zone, and he has flood insurance. The school is in the process of having their property surveyed and should also identify the location of the right-of-way. Tom Grabiek questioned the reported driving over the soccer field. Mr. Saad stated that over time as trees grew to the left of the right-of-way and during mud season, people did keep driving closer to the soccer field. He wishes to move the access more to the west. T. Grabiek spoke of the drainage area from the soccer field that Mr. Saad wished to fill and suggested he meet with Nory Parr, Conservation Commission, to determine if that is a vernal pond or wetland area. The right-of-way to lot #13-5-7, east of the school, can be by deed upgraded and expanded. However, it does still remain a right-of-way and Mr. Saad questioned the legality of using that as access to multi properties should he subdivide that lot. It was suggested he have a surveyor review the lot and locate building sites prior to his going further with that lot. It is flood plain and has minimal usable acreage.

4. Mark Andrew came before the Board as a concerned citizen with questions regarding Tax Map #12-1-15 and 12-1-42 presently on the market and access to this land. Meadowbrook Road, a private road, does access this property but does not have acceptable egress for today's road requirements, specifically, the angle at which it intersects Buffalo Road and its steep gradient. The upper end of the road and the cul-de-sac has grown in and are not vehicle usable at this time. The roadway never transferred to the home owners on the road, though they have a road maintenance agreement and maintain the road winter and summer. There are covenants ("Meadowbrook Covenants) as well as requirements issued by the state when this subdivision was completed.

Research on the original subdivision will be done to determine access options should this large area be purchased with the intent to subdivide.

5. Hawthorne Village Assoc – driveway – The Hawthorne Village Association voted to retain an open permit for the on-going work instead of filing for a final driveway permit. The portion of driveway covered under the construction permit has been completed and the present work is being done on the lower existing portion of the drive. A letter will be sent requesting the final permit be submitted.

6. Carl Spring reported on his inspection visit to Central NH Aggregates. There had been reports of material being stored on an abutter's property and this has been corrected. Mr. Huston, owner of property behind the pit, has spoken with Mr. Latulippe regarding his right-of-way through the property. The access was located where the present drainage pit is, and it was agreed he could drive around the pond with no objection from Mr. Latulippe at this time. A steep drop off has been created in the side of the hill where most of the activity is taking place at this time and will be marked with warning signs and tape. The drainage pond is working correctly at this time. Carl had some questions if this location is properly classified as a pit or if it should be a quarry. Tom G. will research the difference to determine which it is. There is also some question as to the quantity of material removed – pit vs quarry.

Respectfully submitted

Diana Kindell

Clerk