

RUMNEY PLANNING BOARD MEETING

August 30, 2011

The meeting was called to order at 7:05 p.m. by Tom Grabiek, Chairman.

Present were Cheryl Lewis, Kathy Wallace, Tom Grabiek and David Coursey. Joining at 8:30 was Carl Spring after attending the Army Corp of Engineer meeting at the Russell School. Absent were John Bagley and Brian Flynn.

1. The minutes of the July 26, 2011 meeting were approved with changes.
The minutes of the August 23, 2011 meeting were approved with changes.

2. A letter to the State of New Hampshire DOT regarding the rest area on Route 25 was reviewed. The town cannot support the maintenance needed or staffing required. C. Lewis stated Jeannie Forrester had shown interest in saving this area from closure. The towns of Plymouth and Warren have shown an interest as they are concerned over the loss of business the towns would suffer from the closure as both snowmobilers and boaters used this area for parking to access the trails and the river.

3. Robert Coursey – Tax Map #13-05-13 and 13-05-13-01 – Lot line adjustments. Plats were presented to join the two back lots together and segregate the house on the front lot. John Allen, abutter, was present but had no problem with the change. As this had previously been presented to the Board, after a quick review Cheryl Lewis made a motion to approve and Kathy Wallace seconded. The Board unanimously approved the plan.

4. Tax Map #12-4-15 Whitney Leggett and Michelle Mullen approached the Board regarding the Salem Trust home in the village which they are in hopes of purchasing and converting to an assisted living residence. They would house 13-14 residents with minor disabilities or elderly needing assistance. A full-time nurse is not required until you have 16 beds. Michelle would be the administrator. They have contacted the state and are aware of several safety requirements such as a sprinkler system, exits, a stair lift in the main house and possibly a one floor elevator in the carriage house. The carriage house has a large room that could be used as a sitting room for all and is accessible from the second floor. An inspection will be arranged with the fire marshal to do a safety inspection. The septic was questioned and it is believed to be a 1500 gal tank with a good leach field. Mr. Leggett admitted that, although this appeared to be small for the proposed use, his experience as a contractor leads him to believe the State of New Hampshire will approve it with a contingency plan for a larger tank should the current system fail. That will be further looked in to. The Board felt this was a good use for this property and a letter of confirmation will be sent to Mr. Leggett and Ms. Mullen .

5. Tax Map #12-1-15 and 12-1-42 A letter was received from Neil Hendsey regarding the review requested of his property for sale on Buffalo Road by Mark Andrew, citizen who resides on Meadowbrook Road, which accesses the property. He questioned if the Board does a review of all properties for sale, and if M. Andrew came before the Board as Selectman or citizen. A letter will be sent with answers to his questions and explain that the Board will review property or questions arising from a citizens request but not for every property listed for sale.

6. Two properties at Stinson Lake have submitted plans to DES Shoreland Protection to rebuild homes. Both plans were reviewed. Dave Coursey stated that several new state regulations have been enacted for new construction and any improvements to existing residences that will increase the property value by 50%. Letters will be sent to Michael & Louise Randall and to Robert A. Furey Jr. Trust requesting they contact the fire department for an update of the regulations.

7. Driveways – two driveway construction permits have been applied for – Joseph Shilansky and Rumney Ecological Systems. Both are on East Rumney Road and will be reviewed within the week.

8. Carl Spring joined the meeting with information about the Army Corps of Engineers meeting held at Russell School. As the Town of Rumney has a great deal of historical features, mitigation is being proposed to offset the visual of the proposed Groton Wind Farm. Richard Roach held the meeting and presented one option for mitigation – the Bruce property for sale on Quincy Road. This is not acceptable to the town and the towns people have until September 6, 2011, to make suggestions and request more time to decide on a location or option for this mitigation. Comments can be emailed to:

RICHARD.A.ROACH@USACE.ARMY.MIL.

The Board will prepare an email/letter to be sent and it is suggested other citizens do so as well. A two week extension will also be requested.

The meeting adjourned at 10:15 pm

Respectfully submitted

Diana Kindell, clerk

