

RUMNEY PLANNING BOARD MEETING

September 27, 2011

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

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

1. The minutes of the August 30, 2011 meeting were approved as written.
2. Tax Map #13-2-29 - Driveway construction permit – Rumney Ecological Systems – A driveway permit was requested for this lot on East Rumney Road to serve as a logging access and thereafter a parking area for hikers. There was a request for three (3) waivers – (1) length of permit from 6 months to 1 year (2) angle of entrance (3) slope at entrance from East Rumney Road. The road agent F. Simpson had stated he felt the Town of Rumney did not need a bond issued for this as he was confident the driveway would be maintained and an improvement when they finished. T. Grabiek and C. Lewis both stated there was good line-of-sight and the slope was not extreme. While reviewing the proposal, and taking the waivers in to consideration, Dave Coursey stated he felt a bond was necessary for this project. Should there be any washout or other problem caused by the slope on to the roadway he felt it should not be an expense to the town to fix. Brian Flynn questioned the dollar amount and the amount of \$250.00 was decided on. Brian made a motion to request a \$250.00 bond, K. Wallace seconded and it was unanimously voted in. A motion from B. Flynn to approve the driveway permit with all waivers and the \$250.00 bond was made and seconded by Kathy Wallace. It was unanimously approved.
3. Tax Map #12-4-15 – Abutter Ed Openshaw met with the Clerk on September 19th with information regarding a septic system on that property which was installed by a former owner, but never permitted. He wanted the prospective buyer to be made aware of this rather than have an unexpected expense after the sale was completed. The buyer, Whitney Leggett, was so informed with the suggestion he speak with Mr. Openshaw. Dave Coursey informed the Board that the state fire marshal's office, due to budget restraints, is no longer doing inspections or providing a list of necessary requirements for the proposed use of this property. He has provided Mr. Leggett with a state approved list of engineers doing this work which Mr. Leggett would most likely have to pay for. The Board cannot offer solutions to the problems, only advice as needed.

4. Tax Map #12-01-05, Buffalo Road – Kyle Matzke came before with Board to discuss his proposal of purchasing this property and create a base of operation for rock climbing – building a bunk house, building 3-4 cabins and creating a tenting area on a 3 acre parcel. He would rent the mobile home presently on the property possibly to a caretaker. His visit was informational only with inquires if there were any regulations that would apply to his project where the town has no zoning regulations. T. Grabiek stated there are regulations he should be aware of and he suggested the Board and Mr. Matzke begin the discussion with each step as mentioned in Mr. Matzke’s overall view of the concept he had in mind, beginning with the parking situation. Mr. Matzke said he wanted to make a parking area at the driveway for 4 to 6 vehicles with an additional 10 to 12 spaces at a higher elevation near the Calm Post Café located on his abutter’s property. None of these would be for pay-for-parking use, only for the use of his guests. His short term plans are to start with the bunk house approximately 20 feet by 50 feet in dimensions, that would sleep 12-14 people with no kitchen or bath facilities and he would install “porta potty” type toilets on the property. In addition no electricity service would be extended beyond the current dwelling and no heating systems would be installed in the bunkhouse or cabins, as the concept is for a summer, seasonal facility. Mr. Matzke did say that he hoped to expand upon this to accommodate ice climbers in the future. To the rear of the mobile home he would build 3-4 cabins to house 3 to 4 people, also with no facilities other than the non-permanent toilets. He stated he would then like to clear some of the land behind the bunkhouse and cabins and develop an area for 6 to 8 tent sites. His long term plans call for the removal of the mobile home and constructing a shared kitchen and bath facility which will most likely be as an addition to the bunkhouse or as a free-standing building. Dave Coursey stated the safety regulations required for this project and pointed out the additional requirements if facilities were expanded to include heat and electricity for the paying guests. Cheryl stated he should review the camping regulations and rooms & meals tax regulations. The Board pointed out the present septic system is for three bedrooms and he would need to review state regulations for septic requirements, especially with regard to the many changes and increased use he was proposing. Kyle was asked to bring a set of plans, indicating the areas of suggested usage to the October 25th meeting. The Board strongly suggested that he speak with the Planning Board so as to avoid any potential problems or concerns as he proceeds toward finalizing his plans, prior to initiating any work.

5. Tax Map #5-1-15 Golas property Lower Doe Town Road – John Mieczkowski approached the Board to revive a proposed subdivision that was dropped over a year ago. He had been at the Selectmen’s meeting the prior week and was told the repairs and current level of maintenance done to Lower Doe Town Road (a Class VI road) was sufficient for a single residence. Mr. Mieczkowski contented that the Selectmen had advised him that the road was now sufficiently improved to allow multiple building lots on his property and

had, therefore, given him permission to subdivide his property for additional building lots and that he simply needed to come before the Planning Board to proceed with the approval process. The Chairman advised Mr. Meiczkowski that he was entirely incorrect in his (Mr. Meiczkowski's) belief and understanding. T. Grabiek was emphatic in his explanation to Mr. Mieczkowski that he could not plan or execute any subdivision of his property unless and until that portion of the road from the USFS "trail head" parking lot to the last driveway of the subdivision was brought up to a Class V or greater level of improvement. He further explained to Mr. Mieczkowski that no such improvement was a guarantee that the Planning Board would approve a subdivision. T. Grabiek advised him that he should meet with a surveyor licensed in the State of New Hampshire to discuss his plans for future subdivision and that the surveyor would help to guide him with regard to lot size and placement; buildable land due to slope, soils and drainage; potential placement of dwelling site and well and septic systems, among other concerns and considerations. A number of Board members offered comments and explained that the Planning Board has stricter road regulations for a subdivision to create any additional lots on this property. In addition, Mr. Mieczkowski was reminded that the road upgrade to subdivision regulations did not mean the town would automatically take responsibility for maintaining it in the future as it takes a vote at town meeting for a road to be accepted by the town. A stern discussion between the Chair and John M. regarding his following rules and regulations ensued. John M. was again provided with the subdivision rules and regulations. He stated he would return with a plan for a subdivision of the property into many lots. The Chair advised him that he could do whatever he wished regarding presenting plans to the Board but that was no guarantee they would be accepted or approved. He told Mr. Mieczkowski that additional concerns such as traffic flow on Lower Doe Town Road as well as egress to and from the property, safety equipment and services and more would have to be considered. The Board suggested that he feel free to contact the Board or the Selectmen if he had any additional questions or wanted clarification of the rules and regulations.

6. Groton Wind Farm – The US Army Corp of Engineers has made a decision to place \$100,000 in the NH LCHIP fund for use in Rumney with the stipulation it is used within three years or be shared by surrounding towns, and to be used within the LCHIP funding regulations. This is to offset the adverse effect of the wind mills to the historic region of Rumney Village. Cheryl Lewis stated the Selectmen were sending a letter to the Advisory Council on Historic Preservation in Washington, DC to try and have this reversed. (Cheryl recused herself from further discussion on this matter) The procedures of LCHIP funding were discussed at length as they are involved and timely with no guarantee of a grant being funded for any specific project. Brian Flynn made a motion to contact Ray Burton and ask for his assistance with the mitigation process. Dave Coursey seconded, and the Board voted in favor of this.

7. C. Lewis noted a letter requesting a final driveway permit be filed for the USFS parking area on Buffalo Road. This will be done.

8. Kathy Wallace attended two meeting with North Country Council both pertaining to transportation needs in the area. One being the DOT's 10 year project planning. Most of the projects discussed were non-vehicle projects, such as sidewalks and bike paths. Desired proposals must be submitted to NH DOT by November 10, 2011.

The meeting adjourned at 9:30 pm

Diana Kindell
Clerk

