

RUMNEY PLANNING BOARD MEETING  
June 26, 2012

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

Present were Kathy Wallace, Tom Grabiek, Dave Coursey, Rob Arey, Mark Andrew, John Bagley and alternate Jerry Thibodeau..

1. Minutes for the May 29, 2012 meeting were approved with a correction.  
Minutes for the June 19, 2012 work meeting were approved with a change.

2. Covitz – a discussion over the driveway bond as to whether it is a completion bond or a four-season performance bond and under what conditions we are allowed to keep the monies ensued. The clerk will check with the town administrator to clarify the law on holding the money. A majority of members feel we should hold the bond monies as the driveway was never completed.

3. M. Andrews had researched on line the septic status for the Lonigro property on Cross Rd and could only find a permit for a 300 gal per day septic system. This represents a 2 bedroom system. The unit above his garage adds a kitchen and bedrooms to the system. As Mike L. was present, he stated he had upgraded the system years ago and was trying to reach Bruce Barnard for an inspection and letter of improvement. The Board will wait to receive this information before making a firm decision on his in-law apartment. The follow-up letter to Mike will be held pending more information.

4. Letters – Francis – 2 School St – a letter was sent giving them a time at the July meeting to discuss the tenant situation at that location.

Hawthorne Village Assoc – letter to the Selectmen requesting enforcement of the final driveway permit was reviewed and presented to M. Andrew, Selectmen liaison.

Joseph & Penelope Conlon (purchaser of Covitz property) was sent a letter explaining the driveway situation at that location. A new application was enclosed and a bond request of \$250.00.

S. Seabrook – an e-mail had been sent reminding her the Board was looking for financials. As the septic system is still in question a letter will also be sent . Joel Heathcote's financials are also requested.

5. Racine – (J. Thibodeau recused himself from this discussion) an e-mail from MRI, Ken Knowlton, questioned if we were prepared to take this situation to court should it be necessary. Ken has not prepared the timeline of compliance, but wanted to have a consequence included. Mark reminded the members of the present financial situation with this family. Jerry, as attending public and School Board member, stated the septic was of utmost importance as children play in this area. The Board agreed to go to court with this if absolutely necessary.

6. J. Fucci – Cross Road – John came before the Board to request extended use of a space above his garage as an in-law apt, sewing room, office and exercise room. Presently there is no cook stove and no water connected to a bathroom which has all the fixtures in place. His wife presently uses the area for sewing and design work, office and he is presently exercising there. John has medical problems with his tendons breaking down and has mobility problems. He needs to leave this area for the winter months and would like to complete the bathroom and put in a stove so as to rent to a caretaker for the property while he is away. He may also need a caretaker for himself as time goes on. His request is for a waiver with yearly renewal for this usage. Once the situation is resolved or the property sold the sanitation and cooking facilities would be removed. The present septic system is for a three bedroom home and must be

looked at for possible expanded use. The Board will wait for the septic information before making a final decision.

7. Ken Morrell – Rte 25 excavation – Abutters present were Mike Lonigro and Margaret Bickford. Ken stated he checked on line and his DES Alteration of Terrain was accepted by the State as a complete application on May 22, 2012. He has not received an approval yet, but said he was a week out according to the NH DES website. Mike Lonigro (existing adjacent pit) and Ken explained what is happening on site at this time. Ken further explained his future plans as presented with a 50' buffer along abutter's property lines. M. Bickford stated she was ok with what he was doing, but would like to walk the area again with Ken. He was in agreement with that. There will be a 1 acre lot in the front for future use as a commercial property. John B. made a motion to approve the application, Mark seconded and the Board voted unanimously in favor of the excavation pit.

8. The Clerk noted the Russell/Martinovic driveway on School Street had been blacktopped. The final has not been completed so Mark will contact Tom and Frank when he is available to inspect for approval.

9. The Chair had reviewed several subdivision regulations and highlighted problem areas. He also wrote some suggested changes. The Board discussed these changes, but none was adopted as such at this time. Jerry T. stated he would like to see an RSA stating we cannot control building in a flood plain even though we do not belong to FEMA.

The meeting adjourned at 9:25 pm

Respectfully submitted,

Diana Kindell  
Clerk