

RUMNEY PLANNING BOARD MEETING
MINUTES
November 27, 2012

The meeting was called to order at 7:00 pm by John Bagley, Chairman.

Present were Kathy Wallace, Dave Coursey, Rob Arey, Mark Andrew, John Bagley, Jerry Thibodeau, Brian Flynn, alternates David Saad and Carl Spring.

1. Minutes for the October 30, 2012 meeting were approved with corrections.
Minutes for the October 30, 2012 non-public session were approved.
2. Racine/MRI – correspondence sent to E. Racine from Ken Knowlton, MRI was reviewed.
3. Murphy – Tax Map #14-1-3-2 Bald Mountain Road – A complaint had been received of people residing in a camper unit on this property. Ms. Murphy stated no one is living in the camper and she is having it moved to a different location.
4. Merrithew – Tax Map #12-7-4 Route 25 – Mr. Merrithew purchased the adjoining property and wanted to put the land (mostly flood plain) in to current use. A lot line adjustment was discussed and he was pursuing that option. He further stated the garage is no longer a garage (use of a finished space on the second floor had been questioned). The entire garage has been converted to living space enlarging the house. After Mr. Merrithew left, Mark A. questioned if the contiguous lots had the exact same ownership could they not qualify for current use? That will be looked in to and an immediate answer sent to the property owner.
5. Dave C. reported that the Macchetti property presently has three apartments – with two in the main house and one in the back. Tax records will be checked and if necessary a letter of violation will be sent.
6. Driveways – Rumney Ecological, East Rumney Road – Frank has signed the final. Mark checked it and thou a little rough, they had done the work requested by the RDU. Mark and Dave C. both signed the final permit.
7. Mark A. – Selectman’s report –
 - (a) the road committee was requesting a back hoe replacement
 - (b) an article to purchase the Heal property to replace the town shed would be on the warrant with \$100,000 coming from the Capital Reserve fund and \$75,000 from the yearly paving monies. An additional \$15,000 would be needed to convert the building for the highway dept. usage.
 - (c) The library project to make it handicap accessible lacks the land to complete the project. The Baptist Church was approached to do a lot line adjust, which they are favorable to. This must go before the Church Board meeting for approval.
 - (d) The Lamy family came to the Selectman’s meeting and is planning to open their restaurant in a couple of weeks with a family style setting similar to what Steve’s was.
8. CIP – Progress is being made on the Capital Improvement Plan. Kathy W. has done the transfer station and is working on the library, cemeteries, school and highway. Mark stated the road committee was almost finished with the road upgrades and he would contact her soon with that information. Diana has met with the fire department, police department and will be doing the administrative updates.

9. Beech - Tax Map #13-3-32 Quincy Road – Ms. Beech met with the Board to discuss the use of a yurt on her property as “living quarters” for a gentleman that works for her on the property and wishes to register a vehicle at that address. She had been before the Board in 2010 regarding a second dwelling on her property. As she did not want to subdivide, she then placed the yurt in the yard feeling she was not violating the town’s regulations. There is no running water, no electricity and she collects no rent. The Chair stated the definition of a dwelling is a place where people are living. The town subdivision regulations state a place with “permanent” cooking and sanitation facilities. The yurt has a camp stove for cooking, a wood stove for heat and waste is composted (Ms. Beech refused to discuss how). She does pay taxes on the yurt. Feeling she was not in violation, she stated the Board could discuss it and figure it out, she would see a lawyer and abruptly left the meeting. Mark A. stated this situation could be handled the same as Riverbrook RV park where the unit owners use the address of the property with the owner’s permission to register vehicles.

10. Driveway regulation changes were discussed at length with no final decisions on which changes will be adopted.

11. The Board voted to go in to non-public session at 9:25 per RSA 91A:3,II(e). Brian Flynn had left the meeting at 9:10. Jerry Thibodeau and David Saad left the meeting at the time of this vote. The Board came out of non-public session at 9:30 with a vote having been taken. The meeting adjourned.

Respectfully submitted

Diana Kindell
Clerk

Non-Public Session

The Board voted to enter non-public session at 9:25 pm to discuss the sealed minutes of the August 14, 2012 non-public session. The Chair appointed Carl Spring to sit as Brian Flynn at this meeting. A legal inquiry had been made to LGC as requested at the October 30, 2012 meeting regarding the legality of keeping the August 14, 2012 non-public session minutes sealed. The legal response saw no reason, unless there was a threat of suit against this Board, to keep them sealed. Rob Arey made a motion to release the minutes, seconded by Carl Spring and a unanimous vote was taken to release the minutes.

Respectfully submitted,

Diana Kindell
Clerk

