

RUMNEY PLANNING BOARD MEETING
December 18, 2012

The meeting was called to order at 7:01 pm by John Bagley, Chairman.

Present were Kathy Wallace, Mark Andrew, John Bagley, Brian Flynn, Rob Arey, Carl Spring alternate, sitting in for David Coursey and David Saad, alternate, sitting in for Jerry Thibodeau.

1. The Chair stated that policy on this Board has been to allow alternates to speak and ask questions and he would like that to continue. He did request that any member ask to be recognized so as to not have all speaking at once

2. Minutes from the November 27, 2012 meeting were approved with one correction. David Saad suggested full names be used.

Minutes from the November 27, 2012 non-public session were approved.

3. Correspondence – the Clerk had sent a letter to Joseph and Penelope Conlon with a copy of the merger of their property on East Rumney Road.

A bond refund had been approved by the road agent and a check prepared to Michael Furland for his driveway on Doe Town Road.

Michael Covitz – East Rumney Road driveway bond was discussed. Brian made a motion to refund this bond money, seconded by Carl Spring. A unanimous vote followed.

4. The Clerk presented copies of 2012 law updates received from Atty. Bernie Waugh. A joint meeting date with the Selectmen will be arranged for the yearly visit from Atty. Waugh to review the changes.

5. The Chair presented copies of RSA48-A:1 – definition of a dwelling – “dwelling shall mean any building, structure, trailer, mobile-home or camp or part thereof, used and occupied for human habitation or intended to be so used and includes any appurtenances belonging thereto or usually enjoyed therewith.” The Board members thought this was too open and vague. David S. suggested it could be tweaked to the Board’s needs. Mark stated the Board had always referred to kitchens and hook-ups to a septic system to define a permanent dwelling. The definition will be refined before being considered as a change by the Board for the subdivision regulations.

6. Carl Spring stated he believed the subdivision at the Rumney Road House property required on trailers on the lower lot. There is presently a trailer on the property being lived in. Mark made a motion to review the minutes from that subdivision and follow up accordingly. Carl seconded the motion with a unanimous vote taken.

7. Bart Macchiette – Quincy Road - The Chair did some research on the property to ascertain when an apartment was created in that house. A prior assessor stated he had never been allowed inside the house. The realtor presently listing the house (Carmen Burns) has it listed for sale with one apartment. He further spoke with Jennifer (Kent) Laroche, a former occupant, who stated there were no apartments when her family owned the property.

David Saad questioned how and why do we handle apartments? He found our regulations lacking and vague in that area. Brian F. questioned why we call apartments subdivisions and felt we had a poor system. Mark stated this is the only method we have for control over apartments and condominiums and it

gives us control over two safety concerns – parking and septic capability. Carl made a motion to allow John to continue his research to follow up on this property. Mark seconded the motion and a unanimous vote was taken.

8. Dana Merrithew came in to the prior meeting regarding putting his property in to current use. It was determined he could do so without doing a lot line adjustment. However, he is proceeding with the change in case he should want to sell the other house at some time.

9. Melinda Beach – came to the prior meeting to discuss the yurt on her property and having someone living in it. John B. stated this yurt is not a “movable tent type yurt”. When it was put there footings were poured and carpenters spent two months erecting it. He further stated he felt it was a “dwelling”. Brian F. stated an appraiser had determined in 2010 it was not a dwelling by the Board’s definition. David S. stated he felt it was not our issue – we are mixing definitions. After much discussion it was suggested we table this issue and do more research.

10. Excavation inspections – Carl S. and Rob A. inspected Central NH Aggregates and the Morrell pit on December 1st. Both pits were lacking signage and fencing on their ridge lines. Letters will be sent to both for immediate action.

11. Steve Bolles – Buffalo Road – has not signed the “driveway waiver” presented to him in October. He has requested a meeting with the Board to change this as he has paved part of the drive and feels access is better. He will be at the February meeting.

12. Carl S. questioned an office trailer parked with the Riverbrook RV park. Groton Wind farm has been using this for over a year. Mark stated it was being viewed for taxation – must be in place on April 1st and in use for the year for taxation purposes.

The meeting adjourned at 9:05 pm.

Respectfully submitted

Diana Kindell
Clerk