

RUMNEY PLANNING BOARD  
MEETING MINUTES  
February 26, 2013

The meeting was called to order at 7:05 pm by John Bagley, Chairman.

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

1. Minutes of January 29, 2013 were approved with corrections. Jerry T. abstained from the vote.

2. Correspondence: A letter received from DES released M. Latulippe from their Administrative Order No. WD 06-054, dated December 27, 2006. This letter states his gravel pit is now in compliance with regard to the violations found at that time. A letter to Atty. Marshall and M. Latulippe from the Selectman's office was reviewed.

Bart Machiette – Tax Map #12-3-7 - letter was sent suggesting he bring his property into compliance. He has contacted a surveyor and is requesting copies of the PB Subdivision Regulations in effect in 1995 when he purchased the property. Permission was given allowing the Fire Dept. and Planning Board to enter and inspect the property at the convenience of his tenant.

Mindy Beach – Tax Map # 13-3-32 - letter was sent requesting she contact the Board for a subdivision review. There has been no response and the members agreed to give her a month to respond.

3. Steve Bolles – Tax Map #7-01-6 – Steve spoke to the Board about a hydro power plant he plans on installing on his property off Buffalo Road. NH DES has approved his application – being the first in the state. Mark questioned what it involves and what the “plant” would look like. Steve stated the pump looks just like that – a pump. The water is gravity fed from a stream on the property through a 4” line underground starting at 1300’ and entering the pump at 1100’ which is located approximately 500’ from the proposed location of his house. The state tested the flow and it is 200 gal. per min. +/- It has a three season usage with solar providing power in the summer months when the water flow diminishes. Asked if blasting was required to lay the pipe line and he responded “no-he believes there is no ledge involved”. The water usage from the stream is 50% and reenters the stream at the pump location. A copy of this permit will be provided to the Conservation Committee for their review and information.

Mr. Bolles questioned signing a waiver to relieve the town of liability in the event 1<sup>st</sup> responders could not reach his property due to the steepness of the access. He has paved the driveway, which was approved in years past. He was reassured the town's 1<sup>st</sup> responders would in fact respond and the waiver was to protect the town only in the event they could not reach his property for such issues as ice. He did sign the waiver. Possible installation of a sprinkler system could be required by the Fire Dept. and they will handle that issue when Mr. Bolles builds.

4. Ed Batchelder – Tax Map #16-4-28 Risley Road – With Mr. Batchelder were Scott Batchelder Sr. and Jr. (brother and nephew). Ed explained he purchased the property through foreclosure, with three buildings on it –a double wide mobile home, a garage and a shell of a house. He completely redid the mobile home and finished the outside of the house. He would like a home for his daughter, his son and one for himself. There was no mention of a single residence in his paperwork or on the foreclosure deed. His neighbor had questioned him and had concerns for the road. He is a contractor and offered to maintain the road.

The Chairman stated our regulations call for one (1) dwelling unit per lot and he is looking at three (3). Mr. Batchelder said he had enough land for two septic systems with the well on one side of the property. He wants to repair the existing system and install a second one. John B. stated subdividing is not an option

as there is not enough land. Mark stated the key is one dwelling unit. Ed made the comment that multiple dwellings are big now with in-laws having kitchens and complete living areas for multi families. Kathy W. told him there is a waiver for multiple units/condo units/ but the lot must sustain all units. The size of his lot was not adequate as our regulations call for 1 acre per dwelling. David S. told him his lot has a deed restriction. He must live up to that. Mr. Batchelder stated he could have the deed redone and that he has the land for septic systems. He is trying to do it legally and would like us to work together. He can leave the garage alone and just finish the house – livable now, though not finished inside. He thinks he needs an attorney. He was again told the issue is one dwelling – there are three buildings already.

Mark A. stated the property is already subdivided – we cannot do it again. A copy of the original plat was requested for review. The original plat states the lot is restricted to “one dwelling unit”. Mark further stated – we cannot undo what was done in 1981. Ed stated “we can get around that”. His thought was to attach the two buildings. Mark again stated “two kitchens-two dwellings”.

Mr. Batchelder will stay in touch with the Clerk to update what he is doing to the Board. This matter was tabled for 60 days awaiting word on the direction he chooses to proceed.

5. The Chairman noted the Chinese Restaurant “East-North” was considering converting the building to apartments. The property is ½ in Rumney and ½ in Plymouth. As Plymouth has the most restrictions, we would let them take the lead on this issue.

6. Mobile Home Park regulations were reviewed. It was suggested they be put on the website.

7. Capital Improvement Plan has been compiled by Kathy Wallace and Diana Kindell. It was tabled for a month to allow all members time to review it.

8. Carl S. stated he and Diana were working on regulations for blasting to assist the Selectmen. Questions have been sent to Atty. Waugh – awaiting an answer. He questioned how best to deal with the 50’ buffer between the excavation pit of CNHA and non-approving abutters. It was decided to wait for better weather to deal with this.

Mark Andrew (not running for reelection) reflected on his time serving on this Board and he had enjoyed being a part of it. Members thanked him.

Diana Kindell thanked John Bagley (not running for reelection) for the years he has served on the Board and how she had enjoyed working with him.

The meeting adjourned at 9:15 pm

Respectfully submitted,

Diana Kindell  
Clerk

