

RUMNEY PLANNING BOARD MEETING

Minutes

March 26, 2013

The first order of business was to elect officers. Present at this meeting were Kathy Wallace, Carl Spring, David Coursey, Rob Arey, Selectman liaison Dan Kimble and alternate David Saad.

Positions were filled as follows:

Chairman – Brian Flynn
Secretary – Kathy Wallace
Excavation – Carl Spring

Vice Chairman – David Coursey
RDU – driveways – Rob Arey
No. Country Council Rep – Kathy Wallace

In Brian's absence, David C. opened the meeting at 7:10.

1. Minutes of February 26, 2013 were accepted with changes.

2. Central NH Aggregates – Tax Map #16-4-21 Mike Latulippe, Sue Wood and David Jordan, engineer representing MHF Design Consultants, Inc. were present to answer questions during the review of an Alteration of Terrain Permit presently being considered by NH DES for additional excavating and blasting at the pit on Route 25.

The land parcel consists of approximately 35 acres and 20 were "grandfathered" for excavating by Stanley Jackson in 1991. The present plan for use is about 17 acres total with about 4 acres being considered with this permit-originally 2 acres and changed to 4 acres to redirect the fall out of the blasted material.

a. Carl S. questioned the right-of-way which passes over the pit property to a Hudson property to the rear (Tax Map #16-4-3) not being noted on the plan. Mike L. said his deed states the ROW can pass over the pit wherever he wants it. It was deeded as a logging access to the back lot. The ROW will remain on the property but access will depend on the area being worked at any time. Carl requested a copy of his deed stating this fact.

b. The application stated the pit was more than ¼ mile from a "designated river". Research determined the Baker River is NOT a designated river.

c. The application showed a maintained 10' buffer zone on all property boundary lines. There are three (3) disapproving abutters requesting the 50' buffer zone. This 50' buffer will protect the following properties – Tax Map #16-4-2, #16-4-3 and #16-4-3-1 and must be clear of debris such as stumps or other discarded material and not a sheer drop off of ledge. This will be noted on the plan as well as defined within the map. Tax Map #16-4-1 will remain a 10' buffered lot, but to verify boundary Carl S., Mike L. and Greg S. (property owner) will need to review the lines and discuss the material creating the buffer. An agreed upon date will be decided when Greg S. returns home.

d. The elevation of a retention pond on the west boundary was questioned. David Jordan stated the elevation level was that of the water – did not represent the depth of the pond.

e. Blasting matters – Carl S. requested shelf blasting as opposed to sheer cliff. He further requested matting to be proactive and prevent damaging fly rock. Mike L. expects matting will

be used. A seismograph will be available to Polar Caves with the location to be determined by Rob A. – manager of Polar Caves.

Carl noted the requirement of a 30 day notification to all abutters with ½ mile. Mike L. did not think that was a requirement as well as pre-blast and post blast surveys of abutters done by an independent company. These are requirements within the MSHA regulations and Mike will check that out. The blasting company does the pre-blast paper work and maintains the readings from the seismographs.

f. Completion of the new entrance to the pit was questioned. Mike stated he had no deadline but thought he would have it completed by fall. NHDOT permit did not request a deadline.

g. Reclamation will be done on the buffer zones. The Town has no reclamation bond on this pit and Mike L. requested the necessary information to present to his insurance company to provide the town with a bond.

h. Former Robie pit (presently owned by M. Latulippe) is being used for storage including asphalt that will go through the crusher. Does this activity require a permit for this area? It will be looked in to as this is not a “grandfathered” pit. Mike L. does expect all material to be removed from this pit during the spring. Carl S. stated any activity within the 10’ or 50’ buffer must be permitted.

i. Fuel and fuel tank storage – There is a concrete contained fuel tank in the pit, but also some smaller “skid” tanks that are used on job sites. Carl questioned the empty tanks being stored on site. Dave C. stated the fire department has no problem with 275 gallon or smaller tanks as they are stored only temporarily.

3. Bart Macchiette – The 1995 subdivision regulations were sent as requested. There has been no word from him.

Mindy Beach – There has been no response from Ms. Beach regarding the letter she was sent on the yurt on her property. Discussion ensued on the procedure to bring this and the apartments we are aware of in town into compliance. Either adds to the usage of the land and if situations are brought to our attention, we do need to follow thru. David S. feels our regulations are vague and we need to clarify and have more uniform definitions. Carl felt the criteria on the Beach situation creating non-compliance was very clear. We can offer waivers for this type of situation. There was no consensus of the Board during the meeting with Ms. Beach. This situation will remain for this time. Work sessions will start on April 16, 2013 to redo the subdivision regulations with more clarity. Kathy W. will break out sections so one area is worked on at each meeting.

Ed Batchelder – Risley Road – There has been no update received; however, he was given 60 days to contact the Board.

4. Capital Improvement Plan – David S. stated we had done a good job creating this document. He did find a couple of errors within it and reviewed those with us. He would like the balance of the Capital Reserve Funds added to this document. The listing will be updated during the budget process, but current balances are not always available as they depend on the votes for additional monies at some meeting. Carl was concerned this was a document someone would try to enforce, but was told it is only a guideline – not set in stone. Carl S. made a motion to accept this document with the noted corrections. Kathy seconded and an affirmative vote accepted it.

5. The Board reviewed a septic plan for 2 Quincy Road which is a replacement for the current system.

6. David Saad – Voiced concerns about the minutes on the web site and stated he wanted to see all minutes on line including the non-public sessions. There is no RSA that requires any minutes to be posted. David C. felt that from this point forward that be done. Other members felt it was important to make public all minutes. David S made a motion that all minutes be put on the website including the prior non-public sessions from 2012. Carl seconded the motion, but voted nay. All others votes in the affirmative.

7. Kathy Wallace attended the Selectman's meeting to gain information on the historic preservation of the town. Iberdola had delegated \$10,000 to hire a historian to advise the town on how to create a preservation plan. This money is only to create – not implement a plan – such as a walking trail through town that designates historical buildings. Suggestions need to be made and the plan has to be complete by the fall of 2014. Dave C. suggested we let the Selectmen take the lead on this.

8. Carl mentioned the need for two alternates to the Board. He suggested Dr. Dave Lansdale who lives at Stinson Lake. Carl will invite him in if he is interested.

The meeting adjourned at 9:30 pm.

Respectfully submitted,

Diana Kindell
Clerk