

RUMNEY PLANNING BOARD

Minutes

June 25, 2013

The meeting was called to order at 7:00 pm by Kathy Wallace, Chairman.

Present were Kathy Wallace, Dave Coursey, Rob Aryes, Dan Kimble, Carl Spring, alternate David Saad sitting for Jerry Thibodeau and Brian Flynn at 7:10.

1. Patricia Murphy – Tax Map #14-1-3-2 Bald Mountain Road – appeared before the Board to answer a letter she recently received regarding a camper on her property with people living in it. She started by stating the letter referred to a dwelling, and she quoted the State definition of a dwelling. She then stated no one was living in the camper and that it had no water or electric. Her son had been working on it and did stay there when working. They were trying to sell it and she had no help getting it moved. Her father had a heart attack, her brother has cerebral palsy, and she had been dealing with stage 4 cancer. Kim Gallagher, abutter, was present and stated her husband had offered to help her move it with his back hoe. Ms. Murphy stated she is a quiet neighbor and does not complain about what others are doing. Chairman Wallace stated if no one is living in the unit, it is a civil matter between neighbors. The Board has no authority to tell people what to do on their property. She did request Ms. Murphy communicate with the Board and update them when the camper is moved. David C. suggested she speak with Jack Killion, owner of Riverbrook RV to have them move it for her, sell it for her, etc.
2. Tom Mongeon – Tax Map #1-1-3 2571 Stinson Lake Road – approached the Board for advice in regards to building a garage with apartment above on his property. He would like to have rental income during the summer and use this apartment himself when there in the winter to save heating the “big” house on the property. He owns 60 acres of land, but only has 110’ of road frontage. He would like to subdivide, create a back lot if possible. Several suggestions were made to him as the lot does not have sufficient frontage to subdivide such as a right-of-way through a neighboring property or building a road which would put frontage for both properties on the new road. Further, there is an existing apartment in the basement of the existing house. He has never used this, but questioned that possibility. The septic capacity would have to be confirmed before that was considered. An adjacent lot was created from this property – so it is necessary to review the subdivision that was done at that time. He thanked the Board for their suggestions.
3. Minutes May 28, 2013 – The Racine issue was questioned regarding the burning of the wood over the bank. Dave C. stated he did visit the site within a week of the meeting and found mostly rotted wood over the bank and though it could be burned, there was little exposure in the area. It was heavily wooded. Eric Racine is to see Dave for a burn permit when he can do this. The minutes were approved with changes by a unanimous vote.
4. Minutes June 11, 2013 – work meeting. No objections and the minutes were approved. David Coursey abstained as he had not been present.
5. Minutes for the Selectmen’s meeting of May 6, 2013 – a portion of this meeting was held jointly with the Planning Board to discuss North Country Council’s position with Granite State Future. Present from the Planning Board were Carl Spring, David Saad and Kathy Wallace. Dan Kimble is

the Selectmen's ex-officio to the Planning Board. Carl requested we add the fact that the Planning Board members left after the NCC discussion. Attending members accepted the minutes to be added to our Board's minutes. Abstaining were Rob A., Dave C. and Brian F.

6. Granite State Future/North Country Council – Brian Flynn inquired if we can participate if the Selectmen do not. Dan stated the Selectmen agreed to have no representation at the GSF meetings. C. Lewis had reviewed the procedure used and the regional planning aspect of this project. She did not like the “behind the scenes” approach and did not want to partake for this reason. Dan felt he did not want to for the same reason. What is sustainability? What will it do to a town? Brian explained he had reviewed the information and wondered why we would not want to participate, have our voice heard. If an idea is not in agreement with our needs, you have a chance for input. The regional plan will affect our town whether we participate or not – it seems like we should have a say in what is being done. Kathy W. had questioned NCC if anyone in the town had or ever had to sign any contract to be a part of this and was told no one signs. There are no endorsements from any towns. Carl S. made a motion “that the Rumney Planning Board does not participate in the NCC regional planning and does not send a representative to the meetings”. David Saad seconded the motion. Brian again stated our voice should be heard, we are taking away our opportunity to state our facts and feelings. Voting aye were Carl S., David S. and David C. Voting nay were Brian F., Rob A., Dan K. and Kathy W. Kathy stated she as the PB representative to NCC may not be able to attend all the meetings. Brian will try to attend when she cannot. Carl further questioned if the minutes of these meetings were available. They should be sent to us. That will be looked in to.
7. Batchelder – Risley Road – still no response from Mr. Batchelder. Carl will visually check the property to see if any changes have been made.
8. Bryson – Depot St – Mr. Bryson emailed a thank you for our professionalism while working with him. The trailer is on the upper lot at this time.
9. Central New Hampshire Aggregates – Rob A. inspected the pit on June 8th. Mr. Latulippe was with him and he found no problem. The fence had fallen over from a recent storm, but was going to be put back up. There is no fuel stored on site – he has two deliveries a week to avoid storage. Carl stated there is still material stored on the D. Sanborn property and the lot line with G. Sanborn was still not corrected. Carl will inspect the Sanborn pit and report back on any problems from Greg. Carl requested a note and copy of the inspection report be sent to the pit owners to avoid any inconsistencies later on. David S. questioned Carl being an abutter and not inspecting CNHA. He stated there could be legal ramifications down the road – perhaps a letter of acceptance from Mike Latulippe accepting Carl as inspector would be a way to avoid any problems.
10. Carl mentioned a follow up letter to E. Racine – follow up information has already been sent informing Eric of the two-year extension.
Perhaps a follow up letter to Ms. Murphy would be in order. Kathy W. will do that.
11. Kathy provided and reviewed material on meeting regulations and alternate procedures to the members requesting all to review them carefully. She will email all with possible dates for a work meeting and determine when a quorum can be reached for a meeting.

The meeting adjourned at 9:10 pm.

Respectfully submitted,

Diana Kindell, Clerk