

TOWN OF RUMNEY PLANNING BOARD

MINUTES

JULY 30, 2013

The meeting was called to order at 7:10 pm by Kathy Wallace, Chairman.

Present were Carl Spring, Kathy Wallace, Jerry Thibodeau, Dan Kimble and David Saad sitting for Brian Flynn. David Coursey joined the meeting at 7:30 pm.

1. The minutes were approved with minor changes.
2. David Saad questioned how correspondence was handled and if the members saw it. It was explained that simple response letters were sent without being seen by the Board; however any letter of substance and concern was reviewed by the Board prior to be sent.
3. Ken Knowlton – Ken viewed the Batchelder property on Risley Road and saw no further construction was taking place there.
4. Ken Knowlton – Racine, Wheeler Lane – Ken wanted to know how the Board wanted him to proceed with his visits to Eric Racine – would we approve unscheduled visits or not. Carl S. made a motion to have Ken continue to monitor the property with unscheduled visits when in the area. Jerry Seconded this motion. David S. questioned the Planning Boards involvement with “junk” etc. issues. It was suggested he review the file at some time. There is a signed waiver with a copy filed with G.C. Registry of Deeds. David S. abstained from the vote, all others responded with aye.
5. Excavation inspections – Carl had several problems with the inspection done at CNHA by Rob A. His concerns are as follows and shown in pictures taken at the time of inspection:
 - a. Cargo box shows flammable liquid sign – it had been stated he was not storing any fuel on site. When Dave C. was at the pit there was no fuel problem, only small containers which met the state requirements for not needing containment. No spill prevention plan
 - b. Boundary line with G. Sanborn pit – showed boundary markers – no 10’ buffer on CNHA side of boundary
 - c. Sediment pond – wicks through the ground into the Sanborn pit
 - d. Protective fence on high ledge wall is down and not maintained – 100’ drop off ledge wall to bottom of pit
 - e. Boundary marker on D. Sanborn property posted “danger keep out”
 - f. Material remains stored within the 50’ buffer zone with the D. Sanborn property
 - g. Sediment pond within the 50’ buffer zone with D. Sanborn property

Carl further questioned if the pit would be shut down in August if the State does not approve his Alteration of Terrain permit?

A letter will be sent to CNHA and cc State of NH DES, Atty. Bruce Marshall certified mail. Do we send all pit inspection letters certified mail? Jerry made a motion to send all inspection reports and letters certified mail. Dan seconded the motion and a unanimous vote followed.

Carl further questioned if the former Robie pit needed to be inspected. The clerk will review the files, as that pit may have been closed in the past.

A large blast is planned at CNHA within the next week. Doug Sanborn stated “we are back where we started”. They are drilling the same place as where they blasted before. If I get fly rock again, where am I at? Dave C. questioned if the Selectmen can demand mats? Carl stated for public safety mats should be used. Jerry noted the potential hazards to both residents and the public traveling on Rte 25. Jerry made a motion to demand the Selectmen send a demand to Mike Latulippe and Precision Blasting that mats be used for the public’s safety and protection and the protection of the public traveling on Rte 25 to be in compliance with Atty. Marshall’s letter of December 16, 2012 and the Precision Blasting plan. Carl seconded the motion. Dan K. abstained from the vote, all others voted aye.

6. Morrill/Lonigro pit –No problems were found at this adjoining pit. Reclamation has been started on the Lonigro pit and it will be closing this fall. There are signs and berms on the high wall of the pit.
7. Sanborn pit – no problem other than the missing 10’ buffer on the CNHA side of the boundary. This pit is seeing minimal usage at this time.
8. Mongeon, 2571 Stinson Lake Rd – the Clerk reviewed the subdivision creating the one acre lot taken from this property that was done in 1978. The subdivision was approved as long as the remaining land abutting Stinson Lake Road created a right-of-way to the 60+ acres. The Chair stated a building subdivision could be done for the house to accommodate the living area in the basement. However, our regulations do not allow a subdivision off a right-of-way. It was suggested we provide him with that information, but let him decide how to proceed and present his plan to the Board.
9. Beach – A septic plan to provide service to the barn on that property was reviewed. It has been approved by the Selectmen.
10. Carl S. questioned if we had obtained minutes from the NCC meetings. On line there are reports of their meetings, but not minutes. He further stated we need to send letters to three locations in town where multi-dwellings are in use – Back Woods (3), Daigle (2) and Francis (1 renter). He would like the Board to act on this now – they are ongoing issues. The Chair tried to explain we are redoing our regulations to have more “teeth” and definition to this situation. Carl would like to show who wishes not to proceed at this time – he is looking for enforcement. David S. stated by our current regulations “permanent provision” is the key. It was agreed that since renting any apartment at Francis’ was clear cut, it would be appropriate to send them a letter reminding them that we understand they may be renting an apartment in their home at this time and this would be counter to the town’s regulations and safety regulations of the fire department.
11. The Chair stated she had invited Tara Bamford, NCC, to the September work meeting to review the definitions we have worked on and review problems within our regulations. Jerry T. stated it is fine as long as she stays on our chosen topic. Carl S. does not want her to come. The consensus of the Board was to invite her to that meeting to assist this Board.

12. Carl S. further questioned the budget and just how do we know what has been spent? The Clerk stated she has a monthly breakdown of expenses, but it does not show the enforcement or legal spending. He was shown our expenses to date.

The meeting adjourned at 9:45 pm

Respectfully submitted,

Diana Kindell
Clerk