

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES

December 19, 2017

Present: Steve Weber, Ken Weinig, Brian Flynn, David Coursey, David Saad, Cheryl Lewis and Diana Kindell. Cheryl Lewis appointed to sit for Gerald Thibodeau.

Also attending: Kevin French, Wayne King

Chairman Steve Weber opened the meeting with the Pledge of Allegiance and called the meeting to order at 7:01.

There were two minor corrections to the minutes. Ken Weinig moved that they be accepted and David Coursey seconded. All approved.

Driveways:

Turner driveway is finished. All have signed off on this.

Rumney Climbers driveway is finished for now. Nick Coursey had questions about slopes but has signed the final approval. There is a four season performance bond on the driveway. The Forest Service is interested in purchasing the Rumney Climbers land. We will hear more about this in the spring.

Pat Black driveway on to Depot St. Scott Piper will be filing an application in the next few weeks.

Foreco temporary driveway on School Street needs to be looked into.

Goodspeed driveway is on or too close to the boundary line. The driveway is finished and Nick Coursey has signed off on this.

Lyman driveway on to Bog Rd. Also there is a driveway on to Quincy Road. He is using this driveway for his father's RV. The Board discussed whether a waiver is needed for this second driveway. This driveway also appears to be less than the required distance from the intersection of Quincy Road. D. Coursey will look into this.

King Subdivision: Kevin French, surveyor and Wayne King were present to submit the application for the King subdivision. The Board had previously asked that a septic design be presented to ascertain that the proposed lot is buildable. French stated that the design has been done and should be received by the town office in the next week or so. There was a question about whether a note could be placed on the plat stating that the new lot could not be further subdivided. French said he would not place restrictions for the future. It was noted that under today's regulations it could not be

subdivided. David Coursey made a motion that we accept the application and Brian Flynn seconded. The application was accepted.

Turmelle Subdivision (informational): Kevin French showed the Board a proposed subdivision of Greg and Polly Turmelle's land on Quincy Road. Turmelles would like the house lot to include a rock garden. If the line went from just west of the garden straight back to the existing property line the new lot would be 37,500 sf, less than the required area. French asked if the town would grant a waiver for the decreased area. The board discussed other possible configurations of the subdivision. David Saad pointed out that RSA 674:36 II n states that a waiver can only be granted if a hardship existed or if circumstances or conditions of the land indicate that the waiver will properly carry out the spirit and intent of the regulations. The Board was in agreement that a waiver would not be granted and that French and the Turmelle's would need to relocate the subdivision line.

Carpenter Family Trust: French says that there are still probate issues that need to be resolved before the lot line adjustment can be done.

Cote Subdivision: Harry Burgess had previously dropped off the mylar with the requested additions to the plats. The Board looked them over to be sure all requested information was included. Hall pointed out that the regulations require that the entire lot be presented on the plat. Weber said that was why the inset map was requested. The purpose of including the entire lot is to be sure that all factors are considered and it was noted that the regulations require that even parts of lots in abutting towns be shown in full. It was decided that since Burgess had been told the inset was acceptable the Board would accept the plat as it was. Weber and Flynn signed the plat.

The meeting was adjourned at 9:07 David Coursey made the motion and Brian Flynn seconded.

Respectfully submitted,

Judi Hall
Clerk