

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES

January 31, 2018

Present: Steve Weber, Ken Weinig, David Coursey, George Bonfiglio, Gerald Thibodeau, Brian Flynn and Diana Kindell. Diana Kindell was appointed to sit in for David Saad

Also attending: Kevin French, Jesse Bellingham

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

The minutes were approved as corrected. Gerald Thibodeau made the motion and Ken Weinig seconded.

Budget: Steve Weber explained he had missed the budget meetings with the Select board. Consequently the clerical salary was only increased to \$4000. Steve will write a request to the Select Board to increase the salary to \$5000 with the explanation that additional hours are necessary to reorganize files and to provide back-up research for the subdivision regulation. There was discussion about how the budget process works. Kevin French noted that our fees for subdivision are "very reasonable". Most towns charge more. Hall will look into neighboring town's fees.

King subdivision (Tax Map # 08-02-21): Kevin French showed the updated plats. He had the approval for sewage disposal system. It is an Advanced Enviro-septic system for a four-bedroom house. The location of the system is shown on the Septic System plan and would be located to the west of the proposed house location.

Public hearing opened at 7:37.

No public were present. Weber went over the checklist. There was a question about whether a portion of the property is in current use. If it is, this needs to be noted and shown on the plat. All other information is contained on the plat and is complete. A motion was made to conditionally approve the subdivision. Gerald Thibodeau moved, Diana Kindell seconded.

The hearing was closed at 8:04

Turmelle subdivision - informational (Tax Map #16-07-03): French proposed a 15' landscape buffer easement, located on the new lot and would be maintained by the house lot. This seems to be a cleaner situation than having a jog in the property line. The Board was in favor of this.

American Alpine Club (Camara property) Tax Map #12-06-14): Jesse Bellingham, AAC Facilities Director spoke to the board about the AAC plans for the Camara property. AAC has five other properties around the country. They plan to continue using the property as a campground for climbers. Rumney Rattlesnake Campground will continue as a 16-site campground.

They plan to maintain this number of sites except for one or two larger annual events. A few vans or similar sized RV vehicles are occasionally accommodated although there will be no electric or sewer hook-ups. The campground is registered with the state as a public water system. The long-term goal is to put showers and toilets in the barn. Tom Duffield, engineer, is working on subdivision for the septic approval. The house can accommodate three people and maybe a bunk room or two. AAC plans to have a full-time caretaker(s) in the house. George Bonfiglio noted that many of the climbers walk in the road disrupting traffic, fill the Rumney Village Store and The Common Café dumpsters with excess trash and leave cars parked at the store when going up to the swimming hole. Bellingham stated that there are dumpsters on property and that they will provide campers with information about being good neighbors to the community. Overflow parking will be provided in the field. Coursey asked about fire pits. There are currently sixteen contained fire pits. Bellingham said the plan was to set up three communal pits rather than individual pits.

Selectman's update: Public hearing on town budget Monday February 5th at 7:00 pm.

Driveways: Pat Black (Tax Map #12-07-31) – Scott Piper has applied for a driveway permit.

Lee Miller (Tax Map #05-03-03) – It was noted that Cersosimos is conducting a logging operation on this property. There is an existing driveway that is being used. There should be a bond on the driveway/road to cover any damage done to the road due to the logging traffic. Hall will talk to Joe Chivell about flagging Intent to Cut permits to catch situations like this.

Monteglas Wetlands Application (Tax map # 02-03-15): Hall showed the Board the application for a wetlands permit for this property to allow the building of a driveway down to proposed building site on Stinson Lake. A prior wetlands permit that involved about half of the disturbed area had been applied for by a previous owner in 1998 and was denied by DES in 1999. Information on the previous application has been passed on to the Conservation Commission.

Several members of the Board will be unable to attend the next meeting scheduled for the 27th of February. It was decided that the meeting would be held on the 20th of February so that more members would be able to attend.

The meeting was adjourned at 8:44.

Respectfully submitted,

Judi Hall
Clerk