

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
June 25, 2019

1. The meeting was called to order by Brad Eaton at 7:00 pm

Present: Brad Eaton, Don Winsor, Diana Kindell, George Bonfiglio, Armand Girouard, Judi Hall, Cheryl Lewis and Dave Coursey

Also present: Jacob Burgess, Philip Cook, Sandra James Higginbotham, Sharmaine and David Stewart, Peter Jackson, Colin Brown

Absent: Brian Flynn

2. Minutes of May 28 were approved as written

3. Minutes of June 11, 2019 were approved as amended.

4. Selectmen's report: Former Lord property - A sign went up yesterday advertising camping. This not allowed according to the restrictions placed on the property by the selectmen. This is being looked into.

5. Kenneson Subdivision TM #16-01-7 and 16-01-08 – Jacob Burgess Surveyor
Jacob Burgess presented Dean Kenneson's application for a four-lot subdivision. Burgess stated that he had no information about the uses of the lots once the subdivision was created. He had no knowledge of any plans for a Veterans/Retirement project. The following items were noted:

- Numbering of lots needs to be corrected
- Septic system needs to be located
- Question about whether a lot can be transected by private road
- Road responsibility needs to be fleshed out better
- Can small lot be common to all lots but be designated unbuildable?
- Proposed road is too close to abutter's lot line
- Dead end streets can only be 600' and must have a turnaround with outside diameter of at least 110 feet.

Questions from abutters:

- Wet area on lot 16-1-8.1
- Higginbotham well is probably within 25' of lot line – concerns about runoff effecting well

The application was deemed not complete and therefore could not be accepted at tonight's meeting. To be accepted we need the following:

- Correct Tax Numbers (and matching with road plan)
- Septic system located on lot 16-01-07
- Lot cannot be divided by a road.
- More detail for drainage on lot away from neighboring lots.
- Dead end road can only be 600 ft.
- Provide more information on culverts, ditches, etc. on the proposed road.

- Rotate the road plan 180 degrees to match plat orientation.
 - More detailed description of shared road agreement
 - Location of road moved to not impact abutter
 - Add note stating “No more than one dwelling unit per lot is permitted without a resubdivision, waiver or exception from the board.”
 - Locations of any streams, ponds, wetlands and wells within 100 ft of the property line. (Concern about well raised by abutter)
6. Rumney Climber’s Association TM #12-01-01– Peter Jackson and Approval of lot line agreement between RCA and the David and Susan Baur, and Paul Nanian. Peter presented the board with a plan showing the agreed upon lot line between the RCA lot and the Baur and Nanian lots. Don Winsor made the motion to approve. George Bonfiglio seconded. All voted in favor of the agreement. Peter Jackson paid the fee for registering the mylar and the boundary line agreements.
7. Sanborn subdivision – Colin Brown, Surveyor.
Colin Brown presented a plat for Greg and Phoebe Sanborn. Sanborns would like to subdivide “The Sandbox” motorcross track from their property that includes their home and shop. There was discussion about whether entire lot needed to be platted or if the inset shown was sufficient. The Board felt that it was a big enough lot and adequate information was shown around the subdivision to okay the inset. This was determined to not be a minor subdivision because of the size of the lots. Considering it as such would cause the lots to be unsubdividable in the future. There were no abutters present. Cheryl Lewis made the motion to approve the application. George Bonfiglio seconded. All approved the application.
8. It was obvious that the members of the board are not as familiar with the regulations as we should be, perhaps because we have spent so much time with revisions. Brad suggested that we all review the existing regulations so we can address questions in a more knowledgeable manner.
9. Oikle “Campground” – Judi raised concerns about the two RVs parked on the Oikle lot on Quincy Road. Does this conform to our regulations? Are we setting a precedent allowing this? Brad and Judi will write a letter to Oikles asking for clarification and noting regulations.
10. The meeting was adjourned at 9:02

Respectfully submitted,

Judi Hall