

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
July 09, 2019

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

Present: Brad Eaton, Don Winsor, Diana Kindell, Cheryl Lewis, Brian Flynn. and Judi Hall

Also present: Tara Bamford

Absent: George Bonfiglio, Armand Girouard, and David Coursey

2. Don Winsor made the motion to accept the minutes as amended. Brian Flynn seconded. All voted in favor. Minutes of June 25 were approved as amended.

3. No Ex-Officio report

4. Subdivision regulation discussion

- a. 6.09 – Five-Year Exemption
 - i. What percentage of the work needs to be completed in order to be exempted from changes in 5 years. Suggested wording is "50% or as determined by the planning board (Orford wording)
- b. Condominium vs. apartment – different because ownership is individual in condo but one owner in apartment. 99-year lease is more like condo situation.
- c. 4.06 – 30-day requirement for Action of the Board – means that we may need to offer an additional meeting to meet the RSA
- d. 9.02B. add wording for back lots, eliminate Class VI highway
- e. 9.02 H – require state subdivision for lots less than 5 acres only
- f. 9.02 I – The board decided to stay with a smaller lot size based on soil type. However, it was decided to use 1 one acre minimum rather than 40,000 sq ft with driveway area additional. Road frontage distance to remain at 150 ft.
- g. 9.02 K – Back lot – driveway distance is okay. Discussion about required road frontage for shared driveway. Brian Flynn argued that he would like to see an additional 25 ft (175 ft.) required in part to discourage backlots. Brian felt that backlots take away privacy from the front lot and from neighboring lots. 200 ft will be required for a backlot with a separate driveway.
- h. 9.02 M 1. – Waterbodies to be included are “Second Order or greater perennial streams” as shown of the NH Hydrography Dataset.

Judi Hall