

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
November 19, 2019

1. The meeting was called to order by Brad Eaton at 7:05 pm

Present: Brad Eaton, Armand Girouard, George Bonfiglio, Diana Kindell, Brian Flynn, Dave Coursey and Judi Hall.

Also present: Tara Bamford

Absent: Cheryl Lewis and Don Winsor

2. Minutes were approved with corrections. George Bonfiglio made the motion and Brian Flynn seconded. All voted in favor.

3. Nothing new from the Selectmen. It's budget time. No word on the Rest Area at this time. It's budget time. Dave Coursey encouraged us to attend the School meeting on the 18th of December to comment on the bond terms for the school. The bond terms will be discussed.

4. Subdivision regulations – Tara handed out the 3rd draft of the subdivision regs.

- Cleaned up back lot definition.
- Questions on wording “Ordinary highwater mark.” Tara said this was the state’s wording.
- Added the RSA 677:15 to section 3.06 for appeals.
- Section 4.05 – only two copies of plans required for design review
- Other minor typos and clarifications
- Back lot correction – “lacks frontage” added in place of “insufficient frontage”
- What happens when well radius overlaps another lot? Zoning might be needed to answer this.
- Lot size can be determined by septic requirements but not by regulation
- Apartments – need subdivision, adequate parking can be required (safety issue)
- 8.02 – Master Plan is not a regulatory document – Subdivision does not necessarily draw a line on a map, rather makes sure septic, parking, etc. are adequate.
- Note on plat 5.02 O should be changed to “no additional dwelling unit or principle building is permitted without subdivision approval.”
- Performance bond – if necessary to determine performance

Is there always a bonus for Clustering? Does there need to be a specific % of open land? Does there have to be useable open space. Is this at the PB’s digression? Tara

will send Judi a link with wording she has used in the past and she will send that out to all. We should all look over this section and have thoughts on this. We will probably have to run our final wording back to Bernie.

5. Our next meeting with Tara will be December 17. The Board should be prepared with ideas/wording for the clustering regulation. Tara will send us the wording she used
6. The meeting was adjourned at 9:05

Respectfully submitted,

Judi Hall