

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
January 14, 2020

1. The meeting was called to order by Brad Eaton at 7:04 pm.

Present: Brad Eaton, Armand Girouard, George Bonfiglio, Don Winsor, Brian Flynn, and Judi Hall. Armand was appointed to sit for Cheryl Lewis

Also present: Tara Bamford

Absent: Cheryl Lewis, Dave Coursey and Diana Kindell

2. Minutes were approved. Armand Girouard made the motion to approve the minutes as written and Brian Flynn seconded. All voted in favor.

3. Selectmen's report - George Bonfiglio – Break-ins at Stinson Lake. Ring is hitting other towns including Bristol and Hebron. Items have been recovered as well as a U-Haul trailer used in the robberies. There has been no word on Rest Area from the state.

4. Subdivision regulations – Tara Bamford

Tara had three items to discuss:

- Section 10.01 C Utilities/Individual Service – adding wording indicating that subdivisions of less than 5 acres require state subdivision approval by DES
- Section 3.01 Planning Board Approval Required - adding wording requiring subdivision approval on an existing lot for additional non-accessory buildings or dwelling units.
- Section 9.02 C. 2. Lots with Shared Water and/or Wastewater – omitting the paragraph that indicates a bonus increase in the number of lots created under Section 9.02.C.2(a)

The Board discussed and was in agreement on all of the above. With respect to Section 9.02.C.2. the Board felt that the location of the land and its characteristics should be the guide in any increase of lots allowed. It was also noted that should Rumney adopt a zoning regulation in the future additional requirements could be added at that time if necessary. Tara will submit new wording to Attorney Waugh for review.

5. Our next meeting with Tara will be January 28th at 6:30 to go over Bernie's response to our changes. We are hoping to have a public hearing on February 11th.

6. New Business

- French subdivision 16-01-03– Lot being created is the site of Charlie Coursey's house which is being constructed. This will create a back lot accessed through a right of way over the larger lot. The distance to the back lot meets our new regulations although not our current regulations.

Driveway permit has been applied for in C. Coursey's name as well as French's. There is a question about how far the driveway is from the adjoining lot. On the plat it does not look like it is the required 20' from property line. Note to French's – the Driveway would have to be widened to road standards for any further subdivision of the remaining land.

- Peschek – Letter had been sent about the advertisement of the use of the barn for events and camping in the field. A reply was received indicating that the Facebook ad was just “putting out feelers” and they would be in touch when they had made a decision about how to use their property.
- Tom Armstrong wants to come in to talk about 947 Quincy Road. He is considering purchasing the property and wants to ask questions about what can he can do there. He will stop by the office next Monday.
- Nick Burt is looking for properties to turn in to or build apartments.

7. The meeting was adjourned at 8:45

Respectfully submitted,

Judi Hall