

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
October 27, 2020

The October 2020 Planning Board meeting was a Zoom meeting hosted by Tara Bamford.

Meeting was called to order at 7:03 pm

Present: Brad Eaton, Brian Flynn, Armand Girouard, Isaac DeWever, Sarah Rubury and Judi Hall

Absent: David Cook and Don Winsor

Also Present: Tara Bamford and Amanda Gordon

September minutes will be approved at the November meeting.

1. Central New Hampshire Aggregates have again asked for a continuation. Abutters have been notified about the continuation will be sent the Zoom link for next month.
2. TM # 02-02-21 - Kraemer Driveway – Questions about location of driveway and whether the new Eagle Point Driveway is encroaching on their property and if Kraemers have adequate frontage for a driveway. Both of these lots have less road frontage that we now require but are old lots and are “grandfathered”. According to the Kraemer’s deed they have 37’ of frontage and have an existing drive.
3. TM #12-07-18 - Amanda Gordon will be joining us to discuss plans for the property she has recently purchased. She plans to develop a “Glamping Ground”. This is the French property off of Depot Street with river frontage. Much of the property is in flood plain. She has already been advised to contact DES regarding Shoreland Protection, Campground regulations, Septic Design and Community Water System. Judi also advised her to contact other Rumney campground owners to understand how flooding impacts those properties along the Baker River. Access to the property is currently a steep tractor road. Sarah Rubury has represented Amanda and cannot speak freely about this due to Client/Attorney Privilege. However she did feel comfortable sharing that Amanda may be looking to subdivide her residence from the business for liability protection. Sarah also confirmed that Amanda is aware that without zoning Rumney is not part of the National Flood Insurance Program. Amanda should be joining us around 7:15 pm.
4. A notice has been posted on the website notifying the public to watch for the postcard along with a link to the survey. Postcard will go out the week after the election to avoid it being overlooked due to all the election mail. Judi asked the board if they felt it was appropriate to send it out “Every Door Direct Mail” to all 03266 addresses and stamped postcards to all landowners with out-of-town addresses. The savings doing it this way would be about \$200 and the added cost of labeling and stamping 1100+ cards. One postcard will go to each address but each individual can fill out a survey. It was agreed that we should take the less expensive option. The link has been live on the website for at least a week. It was there but not “clickable” for a while prior to that. Judi expressed frustration about working with the website that requires HTML coding. She is not versed in HTML and “cuts and pastes” which has sometimes led to the site crashing, links not working, etc. Isaac mentioned that we will have a new website in a few months. The difference will be

similar to going from MSDos to Windows – much easier to enter information and several people will go through training to use.

5. Amanda Gordon joined us at 7:30. Brad invited her to introduce her project to the board. The project is a Glamping/Event Center/Homestead Space. Amanda tried to screen share some slides with us but was not successful. The plan is to have 20 Glamping sites highend tents – Yurts or safari tents, about 15 campsites, a Main House/Reception Lodge, maybe a pool and three tiny houses for family and friends but also rentable. There would a pavilion in one of the fields to host community events, wine tastings, pop-ups, happy hours, yoga trainings, executive retreats, etc. These might also be hosted at the lodge – one main room with kitchen. Timeline is to start construction in spring 2021 with opening in 2022 season.

Amanda has been in touch with DES about shorelands and wetlands and has scheduled meeting with excavators. The key focus is to be as environmentally and community friendly as possible – will tie in to electric grid but will also have solar panels as budget allows. Individual sites will have solar and cisterns collecting rainwater. A nature playground is planned and an emphasis on the natural beauty of the environment. Brad asked about access to the property and whether she has talked about to DES about requirements. Amanda has talked with two contractors and is meeting with excavators tomorrow about possible designs. Typical RVs will not be accommodated but off-grid RVs would. Sites will not be on top of each other – nobody camping next to each other, feeling of backcountry camping. Sites will be spread out over the site. There will not be onsite parking – two or three main parking areas.

Kevin French has provided a map with wetland areas identified. The tents will be on elevated platforms. Tents removed at end of season but platforms will stay. Judi asked about whether Amada had contacted local campgrounds. Amanda said she had not but has checked with similar businesses in Maine, Vermont, New York area with rates from \$80 to \$450 per night. Judi clarified that she was asking relative to learning how the Baker River reacts to flooding. Amanda said she would reach out to them but hers is a different market, different style.

Brad asked if there are larger areas that are above flood zone. Amanda noted two areas that are above flood level where the main house/lodge could be located. All other structures would be elevated and have disclaimers stating that the area is subject to flooding and may closed due to “freak accident”.

Brian suggested that Amanda should talk to the fire department about safety issues and access to the property. Also need to think about access to higher level area across areas that flood. Amanda responded that she knows that this is an issue and will have to learn to deal with it and may have to naturally alter what is there. Kevin has reassured her that when it does flood the water resides quickly due to the soil type.

Looking to burn the knotweed along the river. Will work with DES and Fire Department to eradicate. It was mentioned that this will be a constant issue.

Houses will be an A-frame 1200 sq ft. and the others would be container homes – not typical “tiny homes”. Will be permanent but will be rental structure. Tara added that this is a code issue. Tara also mentioned that the house would trigger a subdivision although this is does not necessarily mean lines on the ground.

Amanda asked who the contact person is. Brad said that Judi is the contact and office hours are Monday afternoons. We appreciate frequent contact through the process. Amanda will explore more about the various aspects about the project both with the board and with DES. Brad again mentioned that Amanda should contact Dave Coursey, Fire Chief and Nick Coursey, Road Agent.

Armand suggested that Amanda reviews driveway regulations and the road requirements in subdivisions.

Question about subdividing within a property. An Island within a property would not be acceptable. Question about whether the driveway would need to be built to road standards. It would need to be a commercial driveway. Amanda asked if she could subdivide a house lot with driveway out of the whole property. Judi suggested that we really can't give answer some of these question without seeing a plan. Amanda attempted to share her slides with us again. It was difficult to see what was on the plans she was trying to show us.

In the next month Amanda will be meeting with excavators, contractors and banks. Then she will get some architectural plans drawn up. She will also get in touch with the fire department. Then this winter she will concentration on obtaining the necessary permitting to be ready to start construction in the spring. The vision is for an eco-conscience, semi-luxury experience with varying price points – a boutique environmental get-away. There is quite a bit of leeway in how that is implemented. She does want to work with other businesses to promote local tourism so that others can enjoy the local environment. Brian stated that she should make sure she has all permits and requirements in hand before starting construction. Amanda said that this may be hard to do because of the huge complexity of issues.

Tara reviewed our subdivision and said that there are actually three separate primary uses of the land and would require a subdivision. It was agreed that we really need to see a plan before we can give meaningful answers to these issues.

Amanda asked for thoughts or concerns with the concept. Armand said he thought it was wonderful – alternative energy and low footprint. It is exceptional. Brad agreed. Judi had a concern about the increased traffic on Depot Street. Amanda estimated it during the first year at about 30-50 cars per day. Compared to others this will be a small campground. Amanda stated that she wants to work with the Rumney Plan. Brian said it sounds like a nice place to camp. Amanda invited us to come down and walk the property. She will keep us informed as her plans develop.

6. Selectmen's report: Isaac said that Greg Patten has been officially offered the position Police Chief effective November 1.

Junkyard issues are grinding through the system – slow but moving,

Contact from Lawyer about incident at climbing areas. Absolving Rumney of liability.

Greg Patten is starting to look at hiring an officer. Selectmen are looking at salary requirements for additional officers. Good time to rebrand the department. The new cruiser will be more visible rather than gray on black. New uniforms that look like police. Looking at lateral transfers to help with transition. Brad asked about police presence at

election next Tuesday. There were no issues during the primary but Greg will be present. Mail-in ballots will help cut down on traffic.

7. The 2021 budget has been submitted to the Selectmen. The budget is similar to last year. The salary line has increased by about \$1500 to be used in the event that we continue to use Tara's services.
8. David Cook last attended a meeting in July but left the meeting early. We need to contact him and find out what the problem is. Perhaps he is having trouble connecting? Or is no longer interested? He hasn't reached out to any of us. Brad will call or email him. Don Winsor has had trouble connecting. Armand will reach out to him and see if he can help or if we can enlist Stacey to help. We also still have two alternate positions open. As we get busier it will be important to fill these.
9. Judi again brought up the increased traffic that the campground will bring to Depot Street. Right now Tara says that is a gray area and not one we can address with just subdivision. Brad asked Isaac if he knows how many cars travel on the Buffalo Road. Greg has been collecting data - typical day 1600, Columbus Day 2200.

The next meeting will be November 24. The meeting was adjourned at 8:43. Brian made the motion to adjourn, Armand seconded. All voted in favor of adjourning

Respectfully submitted

Judi Hall