

TOWN OF RUMNEY
PLANNING BOARD MEETING
MINUTES
November 24, 2020

The November 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, Don Winsor, Sarah Rubury and Judi Hall. Sarah was appointed to sit for David Cook.

Absent: David Cook

Also Present: Tara Bamford, Joan and Polly Bartlett, Denise Castonguy, Tom and Sue , Cheryl Lewis, Amanda Gordon, Wes Hays

Judi noted that she has been sending out minutes with delivery receipts. Several minutes after sending out minutes yesterday an email from David Cook with an @icloud address asking for the Zoom link for the meeting. She then sent the minutes and zoom link to that email address and received notification that the box was full and could not accept any mail. She resent the Zoom Link and minutes to David's @ymail address and the Barn Door Hostel address. David's address is included in the group email that goes out to everyone on the board and is the address he gave the board as his preferred email and one which he has responded to in the past.

1. September and October minutes were reviewed and corrected. Isaac made a motion to approve the minutes as corrected and Armand seconded. The minutes were approved with a roll call vote.

Armand – aye	Judi – aye	Sarah - abstained
Don – aye	Isaac - aye	
Brian -aye	Brad – aye	

2. CNHA have again requested that their hearing be postponed. The Board questioned if we could continue to continue this hearing. As long as it is the applicant and not the board requesting the continuation it is okay. The hearing will be continued until the December 29 meeting.

3. Amanda Gordon – Glamping Ground. Wes Hayes of North Star Contractors of New Hampton joined Amanda.
 - a. Address needed – Wes will submit Driveway Permit. Tom Wallace, 911 Co-Ordinator was contacted but needs a permit in place to submit to the

state. Wes will drop off an application tomorrow. Wes will try to contact Nick Coursey, Road Agent to meet at the site.

- b. Map of property – Amanda gave an overview of the site plan. Roads to be gravel “campground” type. Main Lodge, pool and bathhouses are located on an area of
- c. Question of subdivision – Amanda stated that residence is solely for use by the manager and not as a regular residence. From the previous discussion it was understood that there would be a year-round residence on the property. Therefore no subdivision would be necessary. Members of the board agreed with Tara’s opinion that this did not require a subdivision if the situation remains as has been stated. Tara was asked if she would live there year-round. Amanda said the campground would be opened weekends in April and full time May through October. Perhaps a full-time manager to keep an eye on the property.
- d. Excavation permits, septic, and driveway will be submitted by Wes Hayes. Other permits would be through the State DES department. This includes Septic, Shoreland Protection, Wetlands and well as Campgrounds, Community Water, etc.
- e. Tiny Houses – These are really “cabins” and fall under campground definitions. Brad asked if these would be year-round. Amanda stated that theoretically they could be. If these were long term rentals it would put them in another category and may require subdivision. Perhaps a time limit could be placed on these. Amanda though the campground limit was two weeks. She will do some research on these. At the projected prices she does not anticipate rentals of more than a week or two at the most.
- f. Brad brought up concerns about the access road. Wes stated that he believes the road can be improved to be acceptable. Amanda said that the road will be two land and paved,
- g. Brad asked Amanda to give an overview of the project for abutters who were listening in. She reviewed the project: High-end Glamp Ground with 15 – 20 high end tents (Yurts, tents, domes) that are fully furnished, 15 campsites situated around the property off grid, a lodge with living space for manager, space to serve continental breakfast, open area with chairs, a pool or pond, Pavilion in one of the fields that would have pop-ups with local businesses, artist’s displays, wine and brewery tastings open for a couple hours on weekends open to the public. Plans to be

open on weekends in April and full time May through October. Targeting folks looking for unique, mostly luxurious, off-grid camping experience. Polly Bartlett asked if the proposed entrance would be the only access. Amanda said the Monroe right-of-way is not suitable for commercial use. No other questions from general public

- h. Amanda said she is super excited to work with the town and is happy to take comments and suggestions.
 - i. Brad asked if Amanda had met with the Fire Chief. Amanda has not but it is recommended that she do so soon.
 - j. Amanda will check back with us at our next meeting to let us know if this is a 100% go or not.
4. We have received an application for a lot line adjustment for the Reeds on Will Colburn Road. There is a question about whether it is a lot line adjustment or subdivision or both. There are no contours shown, no information to support unusual shape of lot. Additionally the well to the home is not on that lot and a protective well radius needs to be shown on that lot. The Board agreed there is not enough information shown on the plat to accept application.
5. Selectmen's report – Greg Patten was sworn in as chief. There was a ceremony last weekend. Greg is working on looking for additional personnel. Chief Patten is currently on vacation for a week. We are currently being covered by the State Police. Armand asked is there is money in the budget for a full-time officer and maybe a part-time officer. Isaac said that the Selectmen are working on the budget now to determine what the town can afford.

Selectmen have paused pursuing other situations beyond Daigle's right now because of the court back-up.

Selectmen are meeting with Bob Guida and NH DOT representative to negotiate terms on the possible sale of the Rest Area. This is the first meeting "in person" (Zoom meeting) rather than through emails. The property has been on the market but the restrictions are prohibitive to most development of the property. The appraisal was done by the State and, with the restrictions, may not be realistic.

6. Brad asked for an update on the survey. Tara said we have had 356 responses so far 80+% are homeowners, 60% live in Rumney. Tara suggested closing the survey on the December 13 so that she has time to coordinate responses. Two weeks was suggested to encourage responses. Master Plan survey was sent to

1100 with a 13% response rate. There was also an event day where people met in groups and filled out surveys.

Brad brought up the reaction to the survey on Social Media. There is opposition but also a lot of misinformation. We tried not to lead people to a specific conclusion. We really wanted people to think about the implication of growth and how to manage it in Rumney. There were comments about how Rumney is fine the way it is and we don't need change. Don Winsor said we need to educate the public on what the intention is. He has been part of the town for 73+ years and doesn't feel he is a new comer trying to change the town. Rather this is an effort to manage growth to keep the character of Rumney. Judi said that people seem to think that Zoning encourages growth and commercialism and don't understand that it helps to maintain the Town's character by allow growth that works to benefit the town. Brian said he thinks that we are trying to allow people to have a say in the growth of the town. Residents have objected to subdivisions that have occurred and are shocked to hear that we can't stop some of the development that has occurred. This is happening more often and this is a natural progression in what we can do to our town.

Kim Bishop Ganaley – How do you get people educated on what zoning is and what it can do?

Judi – When we started this it was pre-COVID and we did not anticipate doing this over Zoom. We do anticipate having discussions and informational meetings with large groups of community members. The town will be updating the website in the next few months which will allow us to share more information in a format that is easier to access. We'd eventually like to form a group of people from various parts of town to work on just how we go about this. This is a first step only and we don't anticipate a vote at town meeting until 2022 or 2023. And it is a decision that the whole town makes, not just the Planning Board.

Brian – It is important to point out that the Planning Board is not solely responsible to implement zoning but that it is a community decision.

Brad – There may be some confusion about the Planning Board's role in approval of Zoning because Subdivision Regulations are approved by the Planning Board alone.

Isaac – Perhaps the issue isn't education but engagement of the community in the decision making process. In person meetings would facilitate getting the message out to the public. Social Media is getting to be an echo chamber of opinions.

Tara – There are options to engage the public in ways other than Zoom.

Brian – The website may help. Recorded videos would allow people to watch when it was convenient and could view it more than once.

Tara – Online format allows people to view when it is convenient for them. Getting a group of people to get together to work on this would be helpful.

Judi – That is part of the plan. Getting a committee together of people from various parts of town, of different ages, and opinions to work on how we can guide the growth in town.

Sarah – Recommends that we put out a statement soon to address what the Planning Boards stand is and to explain what zoning and to help clarify what the process is.

Brad- Working on a statement but not polished yet. The Statement will address what the process to enact zoning is in NH and how it works. Not a rebuttal but a statement of fact. Explain why we are asking these questions.

Isaac – The residents and voters need to hear what the process is and what it would mean to Rumney.

Brad – Jim Buttoff has stated what the process has.

Judi – Agrees with Sarah that we need to put out just the facts.

Sarah – We should talk about where we stand as a town in NH without regulations and what that means for us.

Judi – One of the responsibilities of the Planning Board by state RSAs is to establish a vision for the future of its community and to identify the steps necessary to achieve that vision. That is what we are doing here.

Armand – As a board we need to speak as a board and we should not be putting our individual opinions out on Social Media.

Judi – We need to get this statement out as soon as possible. However, we cannot send it around for approval. It needs to be written by the Chairman stating the ideas of the board.

Isaac - This is partly a timing issue. The new website will help with getting information and the town will have a social media presence.

Armand – This should be on our website and sent to the administrators of the Facebook web pages.

Judi – I will send it to the administrators of the two Facebook pages and on the PB website.

Kim Bishop Ganaley – Does the town have a telephone tree to get information out?

Isaac – No we don't. Hopefully the new website will help us with this.

Armand – What are our next steps?

Brad – I will work on it and send it to Judi to send out.

7. Armand made a motion to adjourn the meeting at 9:05. Isaac seconded. All voted in favor.

Respectfully submitted

Judi Hall