

SECTION I. AUTHORITY

In pursuance of the authority vested in the Rumney Planning Board by the voters of the of Town of Rumney at the 1961 Annual Town Meeting and conferred by the New Hampshire Revised Statutes Annotated, Title LXIV, the Rumney Planning Board adopts the following regulations governing the subdivision of land within the Town of Rumney.

SECTION II. TITLE

These regulations shall be known and may be cited as the "Rumney Land Subdivision Regulations" which in this document shall be referred to as "these Regulations."

SECTION III. DEFINITIONS

If any term defined in this section is also defined in RSA LXIV (or by any other state law), and if the statutory definition is amended, the amended statutory definition shall supersede the term as defined in these regulations unless it is manifestly inappropriate under the circumstances.

- A. Abutter: Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Rumney Planning Board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification of a Rumney Planning Board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of notice and receipt of testimony, the term "abutter" shall include all affected municipalities and regional planning commissions whenever the Board determines the proposed project is a "development of regional impact."
- B. Apartment: A dwelling unit for rent or lease in a building with other dwelling units, office or commercial spaces.
- C. Board: The Planning Board of the Town of Rumney.
- D. Commercial: Refers to the exchange of goods, fabrications, or property of any kind.
- E. Community Wastewater System: A non-municipal wastewater system that serves an average of at least fifteen (15) individuals daily year-round or that has at least five (5) service connections.
- F. Community Water Supply: A non-municipal water supply system that serves an average of at least fifteen (15) individuals daily year-round or that has at least five (5) service connections.
- G. Development of Regional Impact: A proposed project designated by the Board as potentially having regional impact based on factors including but not limited to number of dwelling units, proximity to the town line, transportation networks, emissions such as noise or smoke, effect on ground or surface water, or shared facilities such as schools or landfills.
- H. Dwelling Unit: a single unit providing complete, independent living facilities for one or more persons including permanent provisions for sleeping, eating, cooking and sanitation.
- I. Engineer or Surveyor: The duly designated and legally recognized engineer or competent licensed land surveyor of either the subdivider or the Town.
- J. Final Plat: The final map, drawing or chart on which the subdivider's plan of subdivision is presented to the Rumney Planning Board for approval, and which, if approved, will be submitted to the Register of Deeds of Grafton County for recording.
- K. Industrial: Refers to the assembly, manufacturing, processing, packaging or other operations associated with the production or processing of goods or materials.
- L. Lodging Unit: an inclusive term which includes homes, apartments, motel rooms, condominium units, campsites and other such places where persons are sheltered overnight.
- M. Lot: A parcel of land capable of being occupied by one principal structure or use and its accessory structures or uses, and as shown and identified as such on a plat.

- N. Municipal Wastewater System: A wastewater system that serves an average of at least twenty-five (25) individuals daily year-round or that has at least fifteen (15) service connections and that is owned and operated by the Town of Rumney.
- O. Municipal Water Supply: A water supply system that serves an average of at least twenty-five (25) individuals daily year-round or that has at least fifteen (15) service connections and that is owned and operated by the Town of Rumney.
- P. Qualified Soil Scientist: A person qualified in soil classification who is approved by the Rumney Conservation Commission.
- Q. Slope: The average steepness of the land surface under consideration expressed in percent of slope. For the purpose of determining lot size, slope shall be determined by slope factors used by the National Cooperative Soil Survey soil classification.
- R. Soil Type: As defined and classified by the National Cooperative Soil Survey.
- S. Street: Means, relates to and includes street, avenue, boulevard, road, lane, alley, viaduct, highway, freeway and other way.
- T. Subdivider: The registered owner or the authorized agent of the registered owner of a subdivision.
- U. Subdivision: The division of a lot, tract, or parcel of land into 2 or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision under these Regulations.

The grant of an easement in gross to a public utility for the purpose of placing and maintaining overhead and underground facilities necessary for its transmission or distribution network such as poles, wires, cable, conduit, manholes, repeaters and supporting apparatus, including any unmanned structure which is less than 200 square feet, shall not be construed as a subdivision under these regulations, and shall not be deemed to create any new division of land for any other purpose.

Subdivision includes any building development in which apartments are created either through new building or through the conversion of existing buildings.

- V. Wetlands: Lands containing soils classified by the National Cooperative Soil Survey as poorly drained or very poorly drained, including freshwater or alluvial soils.

SECTION IV. PROCEDURE

A. General Procedure

Whenever any subdivision of land is proposed, before any construction approval, land clearing or building development is begun, before any permit required for the erection of any building in such proposed subdivision shall be granted, and before any subdivision plat may be filed in the Office of the Register of Deeds of Grafton County, the subdivider or his authorized agent shall apply for and secure approval of the proposed subdivision in accordance with the following procedures.

B. Pre-Application Review

1. Pre-Application Review is optional and consists of two phases:
 - a) The Preliminary Conceptual Consultation Phase and
 - b) The Design Review Phase

An applicant may opt for one or both phases. Pre-Application Review shall be separate and apart from the more formal consideration of subsections D and E of this section, and the time limits for acting under Sections D and E shall not apply until an Application for Approval is submitted.

2. Preliminary Conceptual Consultation Phase. The Applicant may appear at a regular meeting of the Planning Board to discuss a proposal in conceptual form and in general terms. A preliminary conceptual consultation shall be informal and directed toward:
 - a) Reviewing the basic concepts of the proposal,
 - b) Reviewing the proposal with regard to the Town Master Plan,
 - c) Reviewing the Town's subdivision regulations and designating the proposal as a major or minor subdivision,
 - d) Guiding the Applicant relative to necessary state and local requirements.
3. Preliminary Conceptual Consultation shall not bind the Applicant or the Board. Such discussion may occur without formal public notice as provided in subsections F and G of this section. However, no discussions beyond the Preliminary Conceptual Consultation shall take place without identifying and notifying abutters and the general public as described in subsection G.
4. Design Review Phase. An applicant may appear before the Board for discussions which involve more specific design and engineering details under the following conditions:
 - a) A request for agenda space, a preliminary layout accompanied by any other design or engineering details, and the names, addresses and fees for notifying abutters and the public must be received by the Board Clerk or Town Administrative Assistant at least 15 days before the Board meeting at which Design Review is requested;
 - b) The discussions shall not bind either the Applicant or the Board;
 - c) Abutters and the general public shall be notified as described in subsection G of this section;
 - d) There is no time limit for the completion of this phase.
5. The Design Review Phase is highly recommended for applications which involve more than 5 lots, or significant engineering, or for projects which are not in simple and obvious conformance with these regulations.

C. Minor Subdivisions

1. The category of Minor Subdivision is limited to and for expediting proposals which involve:
 - a) Three lots or less with no potential for resubdivision and which front on an existing street, or
 - b) The creation of lots for non-building development purposes, or
 - c) Minor lot line adjustments or boundary agreements which do not create new buildable lots.
2. If a proposal meets the requirements for a Minor Subdivision, the Applicant may request expedited approval by submitting the following materials to the Clerk of the Board or the Town Administrative Assistant at least 15 days before a regular Board Meeting:
 - a) An Application for Approval as a Minor Subdivision;
 - b) Names and addresses of all abutters and all fees as described in subsection H of this section;
 - c) A Final Plat as described in Section VII

The Board may also request the Applicant to provide a Preliminary Layout (see Section VI). This can be determined during a Preliminary Conceptual Consultation.

3. An application filed under this subsection section may be accepted, given a public hearing, and approved at one Board meeting, if all materials are in proper order and all Subdivision Requirements are met, but no Application shall be approved without full notice to abutters and to the public required under subsection F of this section. The decision to give such expedited review and approval is at the discretion of the Board.

D. Application for Approval

1. An Applicant may file an Application for Approval by submitting the materials described in subsection B of this subsection to the Clerk of the Board or the Town Administrative Assistant not less than fifteen (15) days before

any regular meeting of the Board. After an application is filed, the Board must first determine whether the proposed project might have regional impact thus requiring additional notice to affected communities.

2. The following shall be required for and constitute an Application for Approval:
 - a) An Application Form properly filled out and expressly including permission allowing access for the Board and interested abutters accompanying the Board where reasonable and necessary for getting information to review the application.
 - b) The names and addresses of all abutters and holders of conservation, preservation or agricultural preservation easements as defined under RSA 477:45 as indicated in Town records not more than five (5) days before the day of filing, and of all persons who have a professional seal on the submitted plat;
 - c) A check payable to the Town of Rumney to cover filing fees, mailing, advertising, recording, and other costs as provided in subsection H of this section;
 - d) Three paper print copies of the Preliminary Layout as described in Section VI or, for Minor Subdivisions, a Final Plat, and a brief description with map of the proposed subdivision to be used as part of the public notice.

At the meeting at which the Application is approved, the applicant must submit a mylar copy of the final plat for the Board's signature and transmittal to the Grafton County Registry of Deeds.

3. An Application for Approval shall be formally submitted to and accepted by the Board only at a regularly scheduled public meeting after due notification to the applicant, abutters and the general public of the date the Application will be submitted for acceptance. The Board shall accept or reject an application within 30 days of its filing.
4. An Application for Approval will be examined by the Board to determine if all necessary materials have been presented, and appear to be sufficiently complete to allow the Board to proceed and make an informed decision within ninety (90) days using the application and information customarily provided during the review process. If the application fails to provide any materials required in subsection 2, or otherwise is not sufficiently complete, it will not be accepted by the Board, nor will a public hearing be held. After accepting an application, the Board in its review of the application may find that it requires additional information in deciding whether to approve or disapprove the proposed subdivision. Failure of the applicant to provide the needed information at that time may be addressed by denying the application on the basis the Board could not conclude the § V requirements had been met.

E. Board Action on Accepted Application

1. The Board shall begin consideration of an Application within thirty (30) days of its formal acceptance. After review of the Application, the Board may require the applicant to tender, in a form certified as satisfactory by the Town legal counsel, offers of cession to the Town of all land included in streets or parks not reserved to the subdivider, but approval of the application by the Board shall not constitute an acceptance by the Town of any street, park or other open space.
2. The Board may also require the subdivider to file a bond, in the amount and of a nature as specified in Section VIII, Improvement Construction Requirements, to provide for and assure the Town of the actual construction and installation of improvements and utilities required by this subdivision. This bond must be presented before final approval of the Application. Contractor's estimates of the cost of the necessary construction shall be presented as part of the Preliminary Layout (see section VI), but the Board reserves the right to appoint its engineer to determine the appropriate amount to be bonded. The Board likewise reserves the right for its legal counsel to determine if the nature of the bond submitted satisfactorily secures appropriate protection for the Town.
3. The Board shall act to approve or disapprove the Subdivision within ninety (90) days of acceptance of the Application, subject to extensions or waiver as provided in accordance with RSA 676:4. In addition to failure to meet the "General Requirements for the Subdivision of Land" (Section V), conditions for disapproval of a Subdivision may include failure of the applicant to provide required information, plats, fees, cessions, bonds or sureties, or failure to meet reasonable deadlines as established by these regulations or the Board.

4. Approval of the Application shall be certified by written endorsement on the mylar copy of the Final Plat and signed by the Chairman and Secretary of the Board. The Board shall transmit this signed mylar copy of the Final Plat to the Registry of Deeds of Grafton County. Whenever the Board votes not to approve an application, the grounds for such disapproval shall be stated in the records of the Planning Board and written notice given to the Applicant.
5. Conditional approval may be granted to an Application which shall become final upon satisfaction of conditions specified by the Board without further public hearing when the conditions involve:
 - a) Minor changes in the Plat,
 - b) Administrative procedures, or
 - c) Approval of other State or Local agencies.

In these cases the Board may designate the Chairman to certify final approval when the specified conditions have been met.

6. If the Planning Board has not obtained an extension as provided in subsection E, paragraph 3 and has not acted to approve or disapprove the Completed Application within ninety (90) days of its acceptance, the Applicant may obtain from the Selectmen an order directing the Board to act within fifteen (15) days. Failure of the Board to act upon such an order of the Selectmen shall constitute grounds for the Applicant to petition the Superior Court as provided in RSA 676:4.

F. Public Hearing

Prior to approval of a subdivision, a public hearing shall be held as required by RSA 676:4, and notice to Applicant and abutters and the public shall be given in accordance with subsection G of this section. A public hearing may not be required for Minor Subdivisions involving only boundary line adjustments (see subparagraph C.1.c of this section) or for applications rejected for failure to meet informational needs, reasonable deadlines or fees required by these regulations.

G. Notices

1. Notice of the submission of a Pre-Application Design Review or an Application for Approval shall be given by the Board to abutters and the Applicant by Certified Mail, mailed at least ten (10) days prior to the submission, and to the public at the same time by posting in at least two public places in the Town or by publication in a newspaper of general circulation. Notices shall give the date, time and place of the Board meeting at which the Application or other item(s) will be formally submitted to the Board, and shall include a general description of the proposal to be considered and shall identify the Applicant and location of the property.
2. Notice of any public hearing on an Application for Approval shall be of the same type and content as described in paragraph G.1. above. If the notice of public hearing has been included in the notice of submission or any prior notice, additional notice of the public hearing is not required, nor shall additional notice be required of an adjourned session of a hearing with proper notice if the date, time and place of the adjourned session was made known at the prior hearing.
3. Notice of a decision that a project is a "development of regional impact" shall be sent by certified mail to all municipalities and regional planning commissions designated as affected within 72 hours of the meeting. After the Board had made this decision, all notices of public hearing to these bodies must be 14 days prior thereto."

H. Fees

1. An Application for Approval shall be accompanied by a check or money order equal to an established fee list adopted by the Board after public notice and comment. The fee list shall show a base fee, a county recording fee, a fee for each notice to an abutter, professional, neighboring community and applicant as required by these regulations, and a fee for each lot over 3 in number. If an application is not approved, the County portion of the fee shall be refunded.

2. Failure to pay the fees specified in paragraph H.1. above is sufficient grounds for not accepting the Application. The Board may in writing waive a part of the fees for good reasons.
3. Any additional fees (e.g., registering covenants, waivers, multiple maps, etc. with the County, or costs (see Sections IV.I., VIII.A. and B., and IX.) shall be paid for by the Applicant except where waived for good reason by the Board in writing.

I. Investigative and Impact Studies

1. The Board may require special investigative studies, environmental assessments, review of documents, administrative tasks or other procedures necessary to make an informed decision. Except as noted below, the cost of such studies and procedures shall be paid by the Applicant prior to the approval or disapproval of the Subdivision. Failure to pay such costs constitutes sufficient grounds for disapproval of the Subdivision.
2. In some situations, the Board may require studies of the types referred to in paragraph IV.I.1 above but allocate only part of the cost to the applicant. The proper apportionment of the costs will be determined by the Board.

**SECTION V. GENERAL REQUIREMENTS FOR
THE SUBDIVISION OF LAND**

The subdivider shall observe the following general requirements and principles of land subdivision:

- A. In deciding whether to approve or disapprove a subdivision application the Board must:
 1. Consider whether the proposed subdivision provides:
 - a. For the harmonious development of the town and its environs taking into account the adopted Master Plan and any Capital Improvement Plans.
 - b. For the proper arrangement and coordination of streets within in relation to other existing or planned streets or with features of any official map.
 - c. For open spaces of adequate proportions.
 - d. For suitably located streets of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air, and access for firefighting apparatus and equipment to buildings, and be coordinated so as to compose a convenient system.
 - e. For a park or parks suitably located for playground or other recreational purposes where necessary to meet the demands of subdivision residents.
 - f. For conditions favorable to health, safety, convenience or prosperity.
 - g. Sufficient land of such character that it can be used for the building purposes without danger to public health, safety or welfare.
 2. Provide against such scattered or premature subdivisions of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services.
 3. Provide against significant threats to the public health, safety, or welfare including threats to ground water quality or from flooding.
 4. Ensure that any other pertinent state or local laws or regulations are satisfied.
- B. The Board may require off-site improvements or contributions thereto, but only where this bears a rational nexus to the needs created by and the (special) benefits conferred upon the landowner and this would substantially advance that public purpose.
- C. Land of such character that it cannot be safely used for building purposes because of danger to health or peril from fire, flood, topography, or other menace, shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life or property or aggravate the flood hazard, until appropriate measures have been taken by the subdivider to eliminate such hazards. No floodway shall be obstructed.

- 1
2 D. All streets and roads shall be constructed in accordance with the design standards presented in Appendix A.
3
4 E. Driveways or curbcuts onto subdivision streets must meet the provisions of the Rumney Driveway Regulations,
5 regardless of whether the subdivision streets are proposed for private or public ownership.
6
7 F. For subdivisions, whether completed at one time or in stages, the Board may require that some space be reserved for
8 open land or recreational usage.
9
10 G. Lots shall be laid out and graded to eliminate flood or stagnant water pools. No water shall be permitted to run across
11 a street on the surface but shall be directed into catchbasins and piped underground in a pipe at least 12 inches in
12 diameter.
13
14 H. For subdivision where lots of less than 5 acres are created, approval by the New Hampshire Division of Water Supply
15 and Pollution Control will be required. For lots greater than 5 acres, unless the lot is formally designated on the plat to
16 be for non-building purposes, the Board may require a statement by a Certified Septic System Designer that it is
17 possible to construct on that lot a system capable of properly disposing the waste discharge for the proposed use.
18 For lots in which there is no immediate intended use, a single family dwelling shall be assumed. Where a greater
19 intensity of use is proposed, a higher standard may be required.
20
21 I. The subdivider must prove that each lot has adequate area and other physical characteristics, including but not
22 limited to soils and slopes, to allow for the installation and operation of both on-lot water supply and sewage disposal
23 systems.
24
25 J. In subdivisions granted a waiver for cluster development, the requirements of subsections H and I of this section may
26 be met by community sewage and water supply systems. The subdivider shall present plans detailing the
27 engineering of such systems and build or bond those systems before final approval is granted.
28
29 K. Adequate erosion and sedimentation controls, both temporary and permanent, as approved by the Board shall be
30 provided during all phases of clearing, grading and construction.
31
32 L. To protect the town of Rumney from danger to health, safety and prosperity occasioned by the lack of municipal water
33 and sewer and to avoid excessive public expenditures for the supply of such services, the minimum size of
34 subdivided lots shall meet the lot size requirements specified in Table 1, "Minimum Lot Size by Soil Classification"
35 (see p. 17). This requirement is subject to the following qualifications:
36
37 1. Area for roads and driveways shall be in addition to the listed lot size, not part of it.
38
39 2. The land area presented to meet a lot's area requirements shall be contiguous and not divided by a road,
40 street or natural barrier such as a stream or ravine. On land parcels with such divisions, one portion must
41 meet the area requirement by itself. The remaining land, though part of the lot, will not count toward the area
42 requirement.
43
44 3. Where more than one soil type is found on a lot, a weighted average of the soils occurring on the lot shall be
45 used to determine the minimum lot size. For cluster subdivisions, the overall density of lots for development
46 within the parcel shall be determined by computing a weighted average of all soils found in the parcel
47 proposed for subdivision using Table 1. Each lot in this subsection is limited to a maximum of 4 bedrooms.
48 If more than 4 bedrooms per lot is proposed, lot sizes shall be calculated using the method of subsection K.5.
49
50 4. Wetlands may be used in calculating lot size according to the following provisions:
51
52 a. Areas designated as very poorly drained (VP in Table 1), freshwater marsh, or alluvial soils may be
53 part of a lot but do not contribute to the area required to meet minimum lot size.
54 b. Areas designated as poorly drained (PD in Table 1) may be included as part of the area required for
55 minimum lot size under the following restrictions:
56 i. Minimum lot size is determined by a weighted average of adequately drained soils,
57 ii. Soils with adequate drainage must constitute at least 75% of the area needed for minimum
58 lot size, and

- 1 4. Two parking spaces, at least 10' X 20' each, shall be provided for each residential unit. One space shall be
2 provided for each employee and customer who might reasonably be expected to use the office units
3 simultaneously.
4

5 S. Waterbodies
6

- 7 1. Lots which border on Stinson Lake, Loon Pond, the Baker River, and the following streams and brooks:
8 Stinson, Clark, Halls, Sucker, Red, Bog, Mill, Collins, Ramsay, Creamery, South Branch, Avery, Cross and
9 Doetown shall have at least 200 feet frontage along the water boundary.

- 10
11 2. Where multiple lots or lodging units share, own in common, have access to, or in any other manner utilize
12 land with frontage on the water bodies named in the preceding paragraph, the waterfront distance shall be
13 calculated by the following method:

14
15 Waterfront (ft.) = 200 feet for the first lot or lodging unit plus 25 feet for each lot or lodging unit beyond the first.

- 16
17 3. All lots bordering the above waters, shall be planned so that septic system leaching fields are at least 125'
18 from the water and all principal structures are set back at least 125' from the water (except water dependent
19 structures such as boathouses).

- 20
21 4. An existing lot with less than 200 feet of waterfrontage may be subdivided if done in such matter that one lot
22 keeps the existing waterfrontage and the remaining lot(s) have no access to the waterfront.
23
24

25 **SECTION VI. PRELIMINARY LAYOUT**
26

27 Each subdivider shall file with the Board three copies of a preliminary plan at a horizontal scale of not more than 100 feet to
28 the inch. The overall sheet size shall be 22 by 34 inches with separate sheets numbered and showing their relationship to one
29 another. Margins shall be at least 1 inch on each side. The plan shall show or be accompanied by the following information:
30

- 31 A. Proposed subdivision name or identifying title, names and addresses of subdivider and engineer or surveyor, tax map
32 number(s), date, north point, scale, and locus within the Town of Rumney. The entire property must be platted, not
33 merely lots intended to be separated from a larger lot (if this is the case). If part of the property lies in a town adjacent
34 to Rumney, all information about the development on that land must be included in the Preliminary Layout.
35
36 B. Property lines and their bearings and distances; existing easements, buildings, watercourses, ponds or standing
37 water, flood frequency contours, rock ledges, and other essential features.
38
39 C. Names of owners of record of abutting properties; location of any buildings or utilities within 25' of the property line
40 and all streams, ponds, wetlands, and wells within 100' of the property line; abutting subdivision names, streets,
41 easements, setbacks, alleys, parks, and public open spaces; and similar facts regarding abutting property.
42
43 D. Contours with an interval of 10 feet and elevations of significant points of relief.
44
45 E. Existing wells, septic systems, water mains, sewers, culverts, and drains, and proposed connections or alternative
46 means of providing water supply and disposal of sewage and surface drainage. Location of each percolation test
47 hole, percolation results, and designs of the proposed on-lot water and sewerage systems and their location.
48
49 F. Location, names, and widths of existing and proposed streets and highways with their approximate grades, and the
50 design of road signs. Profiles of existing and proposed streets and highways may be required if, in the opinion of the
51 Board, topography warrants it.
52
53 G. Construction specifications for new streets, bridges and culverts, and for driveways to a back lot proposed under
54 subsection L in section V, shall be given on the plat or an accompanying sheet.
55
56 H. Proposed lots, approximate square foot size of each lot, lot dimensions, and setback lines, if any.
57
58 I. Location of all Rights-of-Way and parcels of land proposed for dedication to public use, the conditions of such
59 dedication, and a copy of private deed restrictions that are intended to cover part or all of the tract.
60

- 1 J. Preliminary location and size of any bridges or culverts.
- 2
- 3 K. Where the preliminary layout submitted covers only a part of the subdivider's entire holding, a sketch of the
- 4 prospective future street system of the unsubmitted part shall be furnished if required by the Board.
- 5
- 6 L. Soil data shall be provided as part of each preliminary layout as follows:
- 7
- 8 1. Soil data shall be placed on the plan itself or on a separate sheet at the same scale and dimensions as the
- 9 plan so that the Board can overlay the two plans. For each proposed lot, the soil type and area must be
- 10 given. Any cover letters or explanatory data provided by a qualified soil scientist shall also be submitted.
- 11
- 12 2. Soil types shall be determined from the Town of Rumney Soil Map or equivalent soil data published by the
- 13 Soil Conservation Service. In the event of a disagreement between the Rumney Planning Board and the
- 14 Subdivider over the correspondence of soil types between the Rumney Soil Map and the Subdividers Plat, or
- 15 if a site inspection by the Rumney Planning Board indicates that the soil types designated may not be correct,
- 16 the Planning Board may require map prepared by a Certified Soil Scientist through on-site inspection.
- 17
- 18 3. Soil tests and mapping shall be performed with the advice and under the direction of the Rumney Planning
- 19 Board or its designated agent.
- 20
- 21 4. All costs of performing soil investigations and/or mapping shall be borne by the subdivider.
- 22
- 23 M. The location and nature of all monuments and markers required by subsection N of section V shall be platted and
- 24 described.
- 25
- 26 N. All roads shall be named and signed according to the standards of the existing E-911 program. Roads which are to
- 27 be kept private shall be designated as private roads on the plat. The applicant shall present to the Board a
- 28 satisfactory mechanism for maintaining and repairing these private roads. A copy of the deed for conveying the
- 29 property for lots fronting on private roads shall be submitted to verify that it contains a statement that the road is
- 30 private. (See subsection V.P.)
- 31
- 32 O. The location of all driveways and copies of the accompanying deed restrictions if required under Section V,
- 33 subsection Q.
- 34
- 35 P. Tax Map number of the property.
- 36
- 37 Q. Subdivision Map number if the property had been approved for subdivision under these or prior subdivision
- 38 regulations.
- 39
- 40 R. Identification of any parts of the property that are enrolled in the Current Use program.
- 41
- 42 S. Any other information as requested on a Board approved layout checklist.
- 43
- 44 T. Statements on plat or in attached subdivision agreement (which is referred to on the plat) indicating:
- 45
- 46 1. who is responsible for maintaining common infrastructure (if any).
- 47 2. all driveways and other accesses to town roads or subdivision roads requires a town driveway construction
- 48 permit.
- 49 3. plat approval does not constitute or obligate the town to accept a subdivision road as a town road (when a
- 50 subdivision road is shown).
- 51 4. which roads are private.
- 52 5. no more than 1 dwelling unit per lot is permitted without a resubdivision, waiver or exception from the Board.

SECTION VII. FINAL PLAT

53

54

55 The final plat presented for approval shall be submitted in mylar for recording in the Grafton County Registry of Deeds along

56 with three copies for Board files. A fourth copy is required whenever state septic subdivision plans have been approved as

57 part of the subdivision process. The subdivider may submit extra copies for Board approval for their own records. The plat

58 shall be prepared and certified by a licensed land surveyor. The size, scale and other format details shall be the same as

59 required for the Preliminary Layout as described in Section VI. Endorsement by the Board shall read:

60

1 "Approved by the Rumney Planning Board on _____
2 Certified by Chairman _____ and
3 Secretary _____."
4

5 The final plat shall show in addition to that required on the preliminary layout:
6

- 7 A. Proposed subdivision name or identifying title; name and address of subdivider; name, address, license number, and
8 seal of the engineer (if applicable) and name, address, license number and certification by the surveyor; date; scale;
9 north point; locus within the Town of Rumney.
- 10
- 11 B. Street right-of-way lines; building setback lines; lot lines with dimensions; lot sizes in square feet; reservations,
12 easements and areas to be dedicated to public use; areas the title to which is reserved by the subdivider.
- 13
- 14 C. Typical street cross-sections; approximate street grades and profiles; location and sizes of any bridges or culverts.
- 15
- 16 D. Typical design and location of any proposed on-lot sewage and water systems; location and size of any proposed
17 storm pipes and catchbasins.
- 18
- 19 E. Sufficient data to determine readily the location, bearing and length of every street right-of-way line, lot line, easement
20 line, reservation line, and boundary line, and to permit reproduction of such lines upon the ground. All dimensions
21 shall be shown to the nearest hundredth of a foot and bearings to the nearest minute. The error of closure for blocks
22 enclosed by streets shall not exceed 1 in 5,000.
- 23
- 24 F. Location and description of each permanent monument and bench mark including primary control points.
- 25
- 26 G. Tax Map numbers of each lot if available.
- 27
- 28 H. Any conditions placed on approval, agreed to and recorded in the Minutes or a separate Subdivider agreement, or
29 noted in the decision of approval which may significantly affect future subdivision or the uses of the lots, as required
30 by the Board.
- 31
- 32 I. Any other information as requested on a Board approved approval checklist or otherwise required by the Board.
- 33
- 34

35 SECTION VIII. IMPROVEMENT CONSTRUCTION REQUIREMENTS

- 36
- 37 A. The following improvements shall be installed or constructed by the subdivider to the satisfaction of the Board:
38
 - 39 1. All roads within the subdivision as shown on the final plat,
 - 40 2. Community water or waste disposal systems proposed,
 - 41 3. All drainage facilities or changes to any natural watercourses,
 - 42 4. Any driveway proposed as the access to a back lot under subsection Q of section V, and any other driveways
43 as the Board deems necessary,
 - 44 5. Utilities proposed, if any,
 - 45 6. Monuments as described in subsection N.
 - 46

47 Improvements or installations shall be made under Board supervision before approval of the final plat , or, in lieu of completing
48 these improvements or installations before being granted approval, the subdivider may present security to the Board
49 to guarantee that they will be made. The security shall cover the estimated cost of the improvements or installations.
50 Such security shall be in the form of a performance bond, irrevocable letter of credit, a passbook bond, or a
51 Certificate of Deposit - subject to approval by the Board. The security shall be accompanied by a signed document
52 describing the date(s) when each improvement or installation will be completed. As phases or portions of the
53 secured improvements or installations are completed and approved by the planning board or its designee, the Town
54 of Rumney shall partially release said security to the extent reasonably calculated to reflect the value of such
55 completed improvements or installations. If a board-appointed engineer is needed to determine whether the
56 improvements have been satisfactorily completed, the cost shall be borne by the subdivider.
57

1 B. In addition to the security described in subsection A of this section, for improvements 1 - 4, the Board may require
2 that security be presented to guarantee that the required improvements will function satisfactorily for a period of two
3 years after installation. This security may take any of the forms specified in subsection A of this section, shall be 20%
4 of the installation cost, and shall be given in such manner that it takes effect at the completion of the installation of the
5 associated improvement. Costs of a board-appointed engineer for the necessary inspections must be borne by the
6 subdivider.
7

8 9 **SECTION IX. ADMINISTRATION**

10
11 The Planning Board may appoint agents responsible for receiving the preliminary layouts and final plats, checking them for
12 completeness, advising the Board on their compliance with these Regulations, and inspecting improvements. Expenses
13 involving more than routine administration which relate to a specific subdivision shall be borne by the subdivider. The Rumney
14 Selectmen are hereby authorized to take legal action on behalf of the Board to enforce the provisions of this act. They are
15 further authorized in such action to use all measures and seek all penalties provided in the RSAs including 676:15, 16, 17, 17-
16 a and 17-b.
17

18 19 **SECTION X. VARIANCES**

20
21 Where strict conformity with these Regulations would cause undue hardship or injustice to the subdivider, the Board may
22 approve a subdivision plan substantially in conformity with these Regulations, provided that the spirit of these Regulations and
23 public convenience and welfare will not be adversely affected.
24

25 A subdivision request for 5 units or more, based on a cluster development concept which has a total land area of at least the
26 number of units multiplied by the minimum lot size as determined by section V, subsection K, paragraphs 1 and 2, and meets
27 all regulations except for road frontage and lot size will be considered for waiver of these two requirements if in the opinion of
28 the Board the proposed subdivision presents a better use of the land than a subdivision of the same site based on each lot
29 meeting size and frontage requirements.
30

31 In determining if cluster development is appropriate the Board shall consider such things as the following: means of
32 preserving open space within the cluster development and uses to which the open space will be put; the coordination of the
33 roads system planned for the development with the existing and proposed town road system; the capability of the land for
34 water supply and septic disposal using both conventional and cluster development techniques.
35

36 37 **SECTION XI. REVOCATION**

38 A. The Board may revoke a subdivision plat or other approval which has been filed with the appropriate recording official
39 under RSA 674:37 under the following circumstances:
40

- 41 1. At the request of, or by the agreement with, the applicant or the applicant's successor in interest.
- 42 2. When the applicant or successor in interest to the applicant has performed work, erected a structure or
43 structures, or estaglished a use of land, which fails to conform to the statements, plans or specifications upon
44 which the approval was based, or has materially violated any requirement or donction of such approval.
- 45 3. When the applicant or successor in interest to the applicant has failed to perform any condition of the
46 approval within a reasonable time specified in the approval, or, if no such time is specified, within the time
47 periods specified in RSA 674:39.
- 48 4. When the time periods specified in RSA 674:39 have elapsed without any vesting of rights as set forth
49 therein, and the plat or other approval no longer conforms to applicable ordinances or regulations.
- 50 5. When the applicant or successor in interest to the applicant has failed to rprovide for the continuation of
51 adequate security as provided by RSA 674:36, III(b) and 674:44, III(d) until such time as the work secured
52 thereby has been completed.
53

54 B. Prior to recording any revocation under this section, the Board shall give notice to the public, the applicant or the
55 applicant's successor in interest, and all abutters as provided in § IV.G. and including the Board's reasons for the
56 revocation. A hearing with notice as provided in § IV.F. shall be held at the request of any party receiving such notice,
57 submitted within 30 days of receiving such notice, or if the Board determines to hold a hearing.
58

59 C. A declaration of revocation, dated and endorsed in writing by the Board and containing reference to the recording
60 information for the plat or other approval shall be filed for recording with the register of deeds, no sooner than 30 days

1 after written notification of the revocation is served on the applicant or the applicant's successor in interest, in person
2 or by certified mail, or 30 days after any public hearing, whichever is later. If only part of an approval is revoked, that
3 portion of land subject to revocation shall be clearly identified in the declaration. The declaratioin shall be recorded
4 under the same anme or names as was the orginal approval, as well as the names of subsequent owners, if any, of
5 the land or part thereof subject to revocation, as identified by the Town.
6

- 7 D. A revocation under this section may be appealed to the courts under RSA 677:15. This section does not affect the
8 Town's authority to pursue other remedies or penalties.
9

10 **SECTION XII. AMENDMENTS**

11
12 These Regulations may be amended or rescinded by the Board, but only following a public hearing on any proposed change.
13 The Board shall transmit a record of any changes so authorized to the Register of Deeds of Grafton County, the Office of
14 State Planning, the Rumney Selectmen, and the Rumney Town Clerk.
15

16 **SECTION XIII. VALIDITY**

17
18 If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall
19 apply only to the section, paragraph, subdivision, clause or provision so adjudged, and the remainder of these regulations
20 shall be deemed valid and effective. Where both state and local regulations are applicable, the most stringent regulation shall
21 take effect. If the state regulation addresses an issue not included in the local regulation or vice versa, that regulation shall
22 automatically apply.
23
24

25 **SECTION XIV. EFFECTIVE DATE**

26
27 These regulations as amended take effect on May 30, 2000.
28
29
30
31

1
2
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4

TABLE 1

MINIMUM LOT SIZE FOR RUMNEY SOILS

Soil#	Soil name	Lot Size ¹	Slope %	Rumney Area ²
15	Searsport Mucky Peat	VP	0-5	24
22A	Colton Loamy Sand	40,000	0-3	222
22B	Colton Loamy Sand	40,000	3-8	628
22C	Colton Loamy Sand	45,000	8-15	339
22E	Colton Loamy Sand	N/A	15-60	478
27A	Groveton Fine Sandy Loam	40,000	0-3	45
27B	Groveton Fine Sandy Loam	40,000	3-8	13
27C	Groveton Fine Sandy Loam	45,000	8-15	15
27E	Groveton Fine Sandy Loam	N/A	15-60	92
28A	Madawaska Fine Sandy Loam	60,000	0-3	39
28B	Madawaska Fine Sandy Loam	60,000	3-8	3
36A	Adams Loamy Sand	40,000	0-3	626
36B	Adams Loamy Sand	40,000	3-8	261
36C	Adams Loamy Sand	45,000	8-15	149
36E	Adams Loamy Sand	N/A	15-60	513
56B	Becket Fine Sandy Loam	50,000	3-8	5
56C	Becket Fine Sandy Loam	75,000	8-15	16
56D	Becket Fine Sandy Loam	100,000	15-25	30
57B	Becket Fine Sandy Loam Very Stony	50,000	3-8	37
57C	Becket Fine Sandy Loam Very Stony	75,000	8-15	117
57D	Becket Fine Sandy Loam Very Stony	100,000	15-25	801
57E	Becket Fine Sandy Loam Very Stony	N/A	25-35	145
59B	Waumbek Loamy Sand, Very Stony	50,000	3-8	20
59C	Waumbek Loamy Sand, Very Stony	75,000	8-15	54
61B	Tunbridge-Lyman-Rock Outcrop Complex	60,000	3-8	5
61C	Tunbridge-Lyman-Rock Outcrop Complex	80,000	8-15	221
61D	Tunbridge-Lyman-Rock Outcrop Complex	N/A	15-25	668
61E	Tunbridge-Lyman-Rock Outcrop Complex	N/A	25-60	3309
73C	Berkshire Loam, Very Stony	45,000	8-15	10
73D	Berkshire Loam, Very Stony	60,000	15-25	97
77C	Marlow Fine Sandy Loam, Very Stony	75,000	8-15	16
77D	Marlow Fine Sandy Loam, Very Stony	100,000	15-25	61
78B	Peru Fine Sandy Loam	60,000	3-8	7
79B	Peru Fine Sandy Loam Very Stony	60,000	3-8	95
79C	Peru Fine Sandy Loam Very Stony	90,000	8-15	34
90D	Turnbridge-Lyman Complex	N/A	15-25	5
101	Ondawa Fine Sandy Loam, Frequently Flooded	N/A	0-5	175
102	Sunday Loamy Sand	N/A	0-5	5452
104	Poduck Fine Sand Loam	N/A	0-5	32
105	Rumney Fine Sandy Loam	PD	0-5	261
201	Ondawa Fine Sandy Loam, Occasionally Flooded	N/A	0-5	157
254C	Monadnock and Hermon Soils	45,000	8-15	15
254D	Monadnock and Hermon Soils	60,000	15-25	22
255B	Monadnock and Hermon Soils Very Stony	40,000	3-8	17
255C	Monadnock and Hermon Soils Very Stony	45,000	8-15	467
255D	Monadnock and Hermon Soils Very Stony	60,000	15-25	1891
255E	Monadnock and Hermon Soils Very Stony	N/A	25-35	414
295	Greenwood Mucky Peat	VP	0-5	32
298	Pits, Gravel	**		40
299	Odorthents, smoothed	*		10
347A	Lyme and Moosilaukee Soils, Very Stony	PD	0-3	10
347B	Lyme and Moosilaukee Soils, Very Stony	PD	3-8	25
355C	Hermon Fine Sandy Loam, Extremely Bouldery	45,000	8-15	27
355D	Hermon Fine Sandy Loam, Extremely Bouldery	60,000	15-25	241
355E	Hermon Fine Sandy Loam, Extremely Bouldery	N/A	25-35	173

395	Chocurua Mucky Peat	VP	0-5	3
406	Medomack Silt Loam	VP	0-5	37
559B	Skerry Fine Sandy Loam, Very Stony	60,000	3-8	19
559C	Skerry Fine Sandy Loam, Very Stony	90,000	8-15	303
559D	Skerry Fine Sandy Loam, Very Stony	120,000	15-25	161
613	Croghan Loamy Fine Sand	60,000	0-5	278
614	Kinsman Sand	PD	0-5	170
632A	Nicholville Very Fine Sandy Loam	75,000	0-3	44
632B	Nicholville Very Fine Sandy Loam	75,000	3-8	5
633	Pemi Silt Loam	PD	0-5	64
647A	Pillsbury Fine Sandy Loam, Very Stony	PD	0-3	2
647B	Pillsbury Fine Sandy Loam	PD	3-8	89
701B	Becket-Skerry Assoc., Gent. Sloping, V. St.	**		16
709D	Becker-Tunbridge Assoc, Hilly, Very Stony	**		19
710D	Becket-Lyman-Rock Outcrop Complex, Hilly	**		8
711B	Monadnock-Hermon Assoc, Undulating, V. Stony	**		19
711D	Monadnock-Hermon Assoc, Hilly, V. Stony	**		43
726E	Rock Outcrop-Lyman Complex,. Steep	**		4
731	Peacham and Ossipee Soils, Very Stony	**		4
				total 15039

1
2 PD = Poorly Drained

3 VP = Very Poorly Drained

4 N/A = not allowed

5 * = very complex, on-site necessary

6 ** = order 3 mapping, on-site necessary

7
8 1. Lot size is in square feet

9 2. Rumney area is in acres

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APPENDIX A

MINIMUM DESIGN STANDARDS FOR RUMNEY SUBDIVISION STREETS AND ROADS

1. GENERAL STREET PLAN: The general street plan should be presented and approved before engineering design or construction details are considered.
2. STREET LAYOUT: Streets shall be logically related to the topography to produce suitable lots and reasonable grades. Streets shall be laid out to intersect at right angles as nearly as possible, and no street shall intersect another at less than 60 degrees. Streets shall be continuous and in alignment with existing Rumney streets and streets in other subdivisions as far as possible and of a width at least as great as that of any such existing, connecting streets.
3. DEAD-END STREETS: Dead-end streets, designed to be so permanently, shall not be longer than 600 feet and shall be provided with a turn-around having an outside roadway diameter of at least 110 feet.
4. STREET NAMES: All streets shall be named without duplicating other streets in town.
5. RIGHT-OF-WAY: The minimum width of the right-of-way shall be 50 feet. A greater width may be required for arterial and collector streets.
6. HIGHWAY RIGHT-OF-WAY BOUNDS: Highway bounds, of a type approved by the Board, shall be installed at all intersections of streets, at all points of change in direction, and at any other points the Board may deem necessary to designate the street line.
7. ALIGNMENT: No streets shall be constructed with a curvature of less than a 230 foot radius.
8. GRADES: Street grades, where feasible, shall not exceed 10 percent, nor shall any be less than 0.50 percent. Special care shall be taken to provide flat grades at all intersections.
9. CLEARING: The entire area of each street shall be cleared of all stumps, brush, roots, boulders and like material, and all trees not intended for preservation.
10. SUBGRADE PREPARATION: All loam and other yielding material shall be removed from the roadway and replaced with suitable fill material. All boulders and ledge shall be removed to a uniform cross sectional depth of not less than 12 inches below the subgrade and replaced with sand or gravel.
11. BASE COURSE: All streets shall be constructed with a minimum of frost free material using the design specifications of Figure 1.
12. ROAD SURFACE: For less than 50 veh/day, with grades of less than 8%, a gravel surface is permitted. The total usable roadway width shall be a minimum of 22 feet, an 18 foot traveled way with 2 foot gravel shoulders. For 50 veh./day or more, the surface must be asphalt or hot bituminous as shown on Figure 1. The minimum pavement width shall be 20 feet for up to 750 vehicles per day, 22 feet for up to 1500 vehicles per day, and 24 feet for over 1500 vehicles per day. On-street parking will not be allowed on any subdivision road.
13. DRAINAGE: Surface water shall be disposed of by means of culverts at water courses with sufficient capacity as determined by standard hydraulic design methods and by construction of a longitudinal storm drainage system whenever required to relieve water in the ditch sections. Construction shall be in accordance with New Hampshire Standard Specifications, 1983, sections 603 and 604 or as amended. In no case shall culverts be less than 15 inches in diameter.
14. GRAVEL SHOULDERS: A gravel shoulder, equal to the base course depth, shall be constructed adjacent to the road surface according to Figure 1.
15. BRIDGES: On stream crossings of 10 feet or more span, the structure shall be designed to HS-20 loading (AASHTO specifications). The minimum roadway width shall be 24 feet.

- 1 16. SIDEWALKS: Sidewalks of two-inch thick asphalt or a substance of equal durability, on a four inch gravel base, not less
2 than 4 feet in width and no closer than 22 feet to the street center line shall be constructed on one or both sides of the
3 street when the Board considers such sidewalks necessary.
4
- 5 17. EROSION CONTROL: Erosion shall be controlled by placing mulch or matting on all surfaces disturbed by construction
6 of the roadway and on all other surfaces where there is danger of eroded material being carried to the roadway area.
7
- 8 18. UTILITIES: Utility poles shall be kept close to the right-of-way line, in no case closer than the ditch line and always well
9 back of a curb. Water and sewer mains, where used, should be constructed outside the road surface area and
10 preferably outside the ditch line.
11
- 12 19. SAFETY: Safety is an important factor in all roadway improvements. It may not be possible or practical to obtain
13 obstacle-free roadsides, but every effort should be made to provide clear areas within the maintenance limits. The use of
14 flatter slopes, the use of guard rail where necessary, and the use of warning signs are other safety measures to be
15 considered.
16
- 17 20. ROAD SIGNS: All new subdivision roads shall be named and signs shall be erected at all intersections. The names of
18 the roads and design of the signs shall be proposed as part of the Preliminary Layout. Road names and sign designs
19 shall be subject to Board approval.
20
- 21 21. CONSTRUCTION SUPERVISION: Construction of the roadway, drainage facilities, sidewalks, curbs and all other
22 elements of the highway shall be done under the supervision of and with the approval of the Rumney Planning Board or
23 its designated agent. The subdivider shall bear all costs of supervision.
24
- 25 22. MINIMUM STANDARDS: These are minimum standards; higher design standards are encouraged. For additional
26 guidance and design of local development roads and streets with high volumes of traffic, reference should be made to
27 the American Association of State Highway and Transportation Officials, "A Policy on Geometric Design of Highways and
28 Streets," 1984. See Appendix B which follows on the next page for additional standards.
29
30

31 (Note: These standards are based on the New Hampshire Department of Transportation "Suggested Minimum Design
32 Standards for Rural Subdivision Streets", March 26, 1986.)
33

APPENDIX B

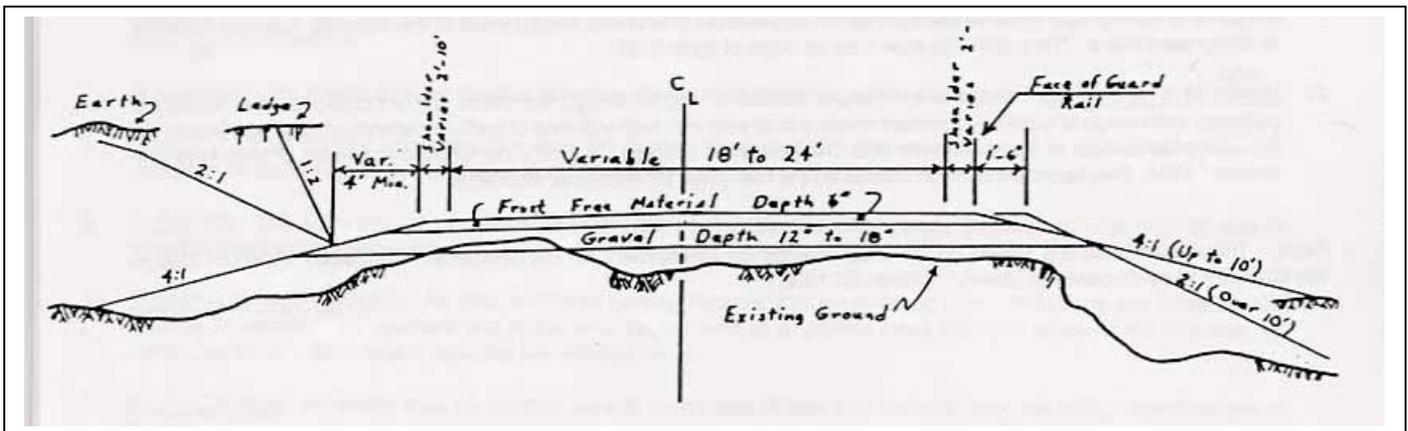
MINIMUM GEOMETRIC & STRUCTURAL GUIDES FOR SUBDIVISION ROADS AND STREETS

Average Daily Traffic (Vehicles/Day)	0-50	50-200	200-750	750-1500	1500 & Over
Pavement Width (Feet)	18	20	20	22	24
Shoulder Width (Feet)	2	2	4	4 ²	8-10 ²
Center of Road to Ditch Line	15	16	18	19-21	Varies
Pavement Type	Gravel ¹	Asphalt ⁵	Hot Bit.	Hot Bit.	Hot Bit.
Slope of Roadway (Inches/Foot)	1/2	3/8	1/4	1/4	1/4
Base Course Depth in Gravel (Inches)	12	12	12	12	15
Base if in Other Frost Free Material ⁴	6	6	6	6	6

Notes:

1. Gravel Surface should be paved where slopes >8% occur.
2. For Average Daily Traffic over 1000 vehicles/day paved shoulders should be considered.
3. Base Course may need to be increased in areas of PD or VP soils (see Table 1).
4. Frost Free Material must be compacted
5. Asphalt must be surface treated.

TYPICAL CROSS SECTION



APPENDIX C

WATERBODIES OF RUMNEY DESIGNATED FOR SPECIAL ENVIRONMENTAL PROTECTION

Water Bodies Listed In Approximate Order Of Size

#	Name of Waterbody	USGS Map	Location on Map
32	Stinson Lake	Mt. Kineo+Rumney	Lake in North central Rumney, with headwaters in Ellsworth and Warren
33	Loon Pond	Rumney	Lake situated on the Plymouth/Rumney line, in East Rumney
29	Baker River	Plymouth+Rumney	Flows Easterly through Rumney-only "river" in town.
11	Stinson Brook	Rumney	Flows Southerly from Stinson Lake into the Baker River
15	Clark Brook (Groton Hollow Brk)	Rumney	Flows Northerly into Baker River from the South along Groton Hollow Road
1	Sucker Brook	Mt. Kineo	Major inlet to Stinson Lake at North end, from Three Ponds in Warren
4	Red Brook	Rumney	Headwaters of Stinson Brook entering it just South of Stinson Lake
16	Bog Brook	Rumney	Flows from Quincy Bog into Baker River
17	Mill Brook	Rumney	Flows Southerly off Eastern slopes of Stinson Mountain into Loon Lake
2	Collins Brook	Rumney	Flows Westerly from pond near Eagle Cliff to East side of Stinson Lake
14	Ramsay Brook	Rumney	Flows Southerly off Stinson Mountain into Baker River, East of Pound Hill
26	Creamery Brook & South Branch	Rumney	Flows Easterly through W. Rumney then joined by S. Branch, then N. to Baker R.
18	Avery Brook	Plymouth	Flows South to Southeast across E. Rumney Rd. into Campton & Campton Bog
3	Cross Brook	Rumney	Flows Northwesterly across Cross Rd. into South end of Stinson Lake
2A	Doetown Brook	Rumney	Flows Westerly into Stinson Lake between Collins and Cross Brooks

Water Bodies Listed by Name

#	Name of Waterbody	USGS Map	Location on Map
18	Avery Brook	Plymouth	Flows South to Southeast across E. Rumney Rd. into Campton & Campton Bog
29	Baker River	Plymouth+Rumney	Flows Easterly through Rumney-only "river" in town.
16	Bog Brook	Rumney	Flows from Quincy Bog into Baker River
15	Clark Brook (Groton Hollow Brk)	Rumney	Flows Northerly into Baker River from the South along Groton Hollow Road
2	Collins Brook	Rumney	Flows Westerly from pond near Eagle Cliff to East side of Stinson Lake
26	Creamery Brook & South Branch	Rumney	Flows Easterly through W. Rumney then joined by S. Branch, then N. to Baker R.
3	Cross Brook	Rumney	Flows Northwesterly across Cross Rd. into South end of Stinson Lake
2A	Doetown Brook	Rumney	Flows Westerly into Stinson Lake between Collins and Cross Brooks
33	Loon Pond	Rumney	Lake situated on the Plymouth/Rumney line, in East Rumney
17	Mill Brook	Rumney	Flows Southerly off Eastern slopes of Stinson Mountain into Loon Lake
14	Ramsay Brook	Rumney	Flows Southerly off Stinson Mountain into Baker River, East of Pound Hill
4	Red Brook	Rumney	Headwaters of Stinson Brook entering it just South of Stinson Lake
11	Stinson Brook	Rumney	Flows Southerly from Stinson Lake into the Baker River
32	Stinson Lake	Mt. Kineo+Rumney	Lake in North central Rumney, with headwaters in Ellsworth and Warren
1	Sucker Brook	Mt. Kineo	Major inlet to Stinson Lake at North end, from Three Ponds in Warren
9	Hall's Brook	Rumney	Flows Northerly into Baker River from Groton Town Line

