

**SELECTMEN'S WORKSHOP**  
**Minutes of 05/01/06**  
**4:00 p.m.**

<b>Selectmen:</b>	<i>Peter Miller, Chairman</i> <i>Frank Michel</i> <i>Peter Brothers (Absent with notice)</i> <i>Miller Lovett</i> <i>Colette Worsman</i>
<b>Town Manager:</b>	<i>Carol Granfield</i>
<b>Administrative Assistant:</b>	<i>Wynette DeGroot</i>
<b>Recording Clerk:</b>	<i>Karin Landry</i>

Roll Call at 4:00 p.m. Open Workshop by Peter Miller, Chairman

Invited Guests: John Edgar, Town Planner; Michael Garrepy, Windover Realty Investments, LLC; Carl Johnson, Associated Surveyors

**W 06-12** Acceptance of Minutes of 04/24/06 Workshop

*Frank Michel motioned to accept the minutes of the 04/24/06 Workshop with the addition of “ to accept DOT installation of the island the same as last year, but to have it reviewed early next year to address the concerns of the Fire Chief. Seconded by Colette. The motion unanimously carried 4 to 0.*

**W 06-13 Road Items – Staff Discussion on Windover/Atteberry and Lindsey-Lu Projects**

**Lindsey Lu**

John Edgar opened with a brief discussion of subdivision standards and road ordinances. He pointed out that the road standard ordinance has not been revised or updated since 1988 and Peter Miller stated that the Selectmen should review the ordinance with an eye to updating it. John Edgar explained that the Lindsey Lu project has a conditional approval from the Planning Board meeting of March 28, 2006 for a 7-lot subdivision on 18 acres. The developer is requesting from the Board of Selectmen a proposed reduced roadway standards, which specifically waives three items( Addendum I):

- 2% slope within 50' of intersection. Lindsey Lu has proposed a 25' platform at the intersection of Corliss Hill Road and 104. John Edgar does not know the design engineer's basis for the request. The Planning Board's consulting engineer recommends the Selectmen require the standard 50' platform at the access point to the subdivision.
- Waiver of 2 – 10' wide paved travel lanes with 3' gravel shoulders. John Edgar stated that this is a distinction between a Class 3 (minor street) and Class 4 (limited access rural) roadway. He noted that the Selectmen should be mindful of keeping a "rural flavor" and that this waiver amounts to a 24' total width as opposed to a 26' total width.
- Waiver of side slope standard. John Edgar advised that this is a request for a 3:1 side slope as opposed to the 4:1 side slope standard. He noted that there are safety issues including rollover concerns regarding the steepness of the side slopes request does not reconcile with the ordinance. Miller Lovett expressed concerns regarding liability. A discussion ensued regarding liability issues when stricter standards are not adopted. John Edgar added that when granting a waiver the Selectmen should be sure to do so based on adequate information as to whether the waiver is justified. Carl Johnson of Associated Surveyors added that they are working toward maintaining the rural character of the subdivision and cited Clover Ridge Subdivision as a model. Frank Michel stated that the Selectmen look to John Edgar for recommendations. Peter Miller added that the Selectmen need guidance on these issues.

### **Atteberry Project**

This project has been granted a conditional approval of an 8-lot subdivision on 78 acres from the Planning Board at the April 25 meeting.

Frank Michel opted to sit out on this matter due to a conflict of interest.

Windover Realty Investments has requested waivers on minimum road standards: (Addendum II)

- To allow for reduction in roadway width in accordance with Appendix 1 in Section 6-182 from the required 26' to 16' for approximately 150-200 feet of private roadway. John Edgar informed the Selectmen that this is basically a consolidation of one common driveway serving two flag lots with access to a third lot. The consolidation is supported by the Conservation Commission as it has the effect of avoiding the wetland buffer. The Planning Board approved the subdivision based upon the consolidation subject to such standards as the Selectmen may require. John went on to explain road dedication and adds that the

plan should be set up so that it won't be simple for owners to make the road a town road as opposed to a private road. A discussion ensued regarding access by the Fire Department and Jim Hughes stated that the final design must be approved by the Fire Chief.

- To allow for a gravel surface in lieu of a paved surface on a type IV road provided an additional 4" of gravel is used in place of asphalt. Michael Garrepy of Windover Realty Investments, LLC explained that the difference in the cost of gravel as opposed to asphalt is minimal and that Windover is looking to maintain the country flavor of the subdivision. He stated that they will comply with all standards as they apply to the use of gravel. A discussion ensued regarding the importance of a site visit and Peter Miller stated that he would like to set up a site visit for the Selectmen.

*On motion made by Colette Worsman, seconded by Frank Michel, the workshop was adjourned at 5:20 p.m.*

Respectfully submitted:

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Carol M. Granfield, Town Manager

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Peter N. Miller, Chairman

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Frank S. Michel

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Miller C. Lovett

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Colette Worsman

**Addendum I**

AGENDA ITEM

# W-06-13  
DATE 5/10/06



**Associated Surveyors**

Harry F. Wood III  
Carl R. Johnson Jr.  
Licensed Land Surveyors

121 NH Route 25, Unit #2  
Meredith, NH 03253

Telephone 603-279-6752  
Fax 603 279-0027

Board of Selectmen  
Town of Meredith  
41 Main Street  
Meredith, NH 03253

April 27, 2006

Dear Board Members,

During the planning process for the subdivision of property owned by Lindsey Lu, LLC we have developed a proposed reduced standards roadway. This type of roadway has been proposed and approved for similar small subdivisions. We will be specifically asking the Selectboard to waive the following standards:

1. Roadway width.....(2) 10' wide paved travel lanes with 2' gravel shoulders
2. Side slopes 3:1
3. Waiver of 2% slope within 50' of intersection.

If you should have questions regarding this request, please do not hesitate to contact my office.

Sincerely,

Carl Johnson, Jr.

## **Addendum II**

May 1, 2006

Peter Miller, Chairman  
Meredith Board of Selectmen  
Town of Meredith  
41 Main Street  
Meredith, NH 03253

**Re: Atteberry Subdivision – Meredith Neck & Powers Road, Meredith, NH  
Request for Waiver from Chapter 10 Division 3, Article II – Streets – Minimum Road  
Standards**

Dear Mr. Miller:

Please consider this formal request for the following Minimum Road Standards waiver:

**Section 1 (c) – Width**

To allow for a reduction in roadway width in accordance with Appendix 1 in Section 6-182 from the required 26 feet to 16 feet for approximately 150-200 feet of private roadway.

**Section 6 (d) – Pavement**

To allow for a gravel surface in lieu of a paved surface on a Type IV road provided that an additional 4 inches of crushed gravel is used in place of asphalt.

The requested waivers for a reduction in the roadway standards for Class IV roadways pertain to the length of shared right-of-way required to access proposed Lot 7 on the subdivision plans (approximately 150-200 feet). In lieu of multiple driveways, the plan proposes to combine three driveways into a common private way. Combining access for these three lots (Lots 1, 2 & 7) has the affect of avoiding the wetland buffer, coordinates turning movements at one location on Powers Road, avoids multiple driveways and lessens disturbed area/construction impacts associated with multiple driveway construction all in the context of all lots being restricted from further re-subdivision, the voiding of any dedication as a public ROW and that the third lot (Lot 7) would impact only the first 150' +/- of the three-lot driveway/private road.

It is our understanding from discussing this matter with town staff that this is a preferred solution rather than having multiple driveways close together on an already seasonally crowded town roadway.

We look forward to discussing this matter with the Board of Selectmen on May 15, 2006.

Very Truly Yours,

Michael Garrepy  
**WINDOVER REALTY INVESTMENTS, LLC.**

May 1, 2006

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