

**SELECTMENS' WORKSHOP**  
**Minutes of 03/24/08**  
**4:00 p.m.**

*Selectmen:*

*Peter F. Brothers, Chairman*  
*Miller C. Lovett, Vice Chairman*  
*Robert C. Flanders*  
*Charles G. Palm*  
*Colette Worsman*

*Town Manager:*

*Carol M. Granfield*

*Recording Clerk:*

*Karin Landry*

The Workshop was opened by Chair Peter Brothers at 4:00 p.m. The Chair introduced the Selectmen and Town Manager.

**W 08-22      Building Permit Request – Class VI Road (Old Stage Road)**

The Planning Board reviewed the request for a building permit on Old Stage Road on January 8, 2008. No major issues were identified and the Planning Board voted to pass along the Staff Report and the Planning Board minutes to the Selectmen for action. The Selectmen must authorize approval in order for the matter to move forward. The matter is listed as an agenda item at the Board meeting following the workshop.

Community Development Director John Edgar identified the location of the lot. The portion of Old Stage Road that provides access to the lot is a Class VI road, a non-maintained, public right-of-way. The Class VI nature of the roadway triggers the provisions of RSA 674:4:1I (c) as follows:

1. The Governing Body may authorize a Building Permit on a Class VI road after review and comment by the Planning Board.
2. The municipality neither assumes responsibility for maintenance of said Class VI road nor liability for any damages resulting from the use of the road.
3. Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds.

The Planning Board identified substantive issues in three categories:

Wetlands. A site inspection by staff on 12/27/07 noted that there was standing water and a possible intermittent stream in the general area of the Class VI road. Any road upgrades may result in wetland and/or buffer impacts that would possibly require local ZBA approval and possibly NHDES Dredge and Fill permitting. Although wetland impacts are not likely to be extensive, actual impacts are undeterminable at present due to snow cover.

Road Improvements. A substantial amount of improvements to the road will be required prior to any future lot development. Approximately 550 linear feet of improvements would be required that includes a culvert and additional gravel. The estimated costs of these improvements are \$15,000 to \$20,000. The applicant would be responsible for making the improvements at their expense, with DPW providing necessary oversight.

Emergency Access. Sufficient access must be provided for emergency vehicles. Depending on the location of the private driveway, a hammer head turnaround may be required.

Dialogue ensued regarding the layout of the property. A series of conservation easements that were granted in the early 1990's will not affect the lot lines. There will be an impact on how the adjoining Class V road is maintained. The Town will continue to plow to the point they have in the past. The owner will be responsible for any other plowing. Selectman Flanders suggested that the motion sets forth that the property owner is responsible for posting and maintaining a sign at the end of the Class V road to alert drivers that they are going onto a private driveway and are proceeding at their own risk. This can be accomplished by modifying condition #5 of the proposed motion or adding another condition to the motion. Mr. Edgar suggested that the public will pay more attention to an official sign from the Department of Public Works. Selectman Worsman expressed concerns regarding the buyer being adequately informed of the potential for wetlands issues. The building permit will not be issued until the wetlands issues are addressed, as set forth in #3 of the proposed motion. The Department of Public Works will sign off on all road improvements prior to the issuance of a certificate of occupancy.

The listing and selling agent for the transaction was in attendance to answer any questions posed by the Board. She told the Board that the buyer is expecting to comply with all the conditions discussed by the Board.

#### **W 08-23 Varied Items**

The Board directed the Town Manager to finalize the Development Agreement for the Senior Housing project on Boynton Road. A meeting is scheduled with the Developer and Ray Korber this week. Once the proposed Agreement is reviewed by legal counsel, it will be ready for action by the Board. The Chair directed that the matter be scheduled for a workshop prior to coming before the Board at a regular meeting. It will come before the Board for action at either the April 7 or April 28 meeting.

*Selectman Flanders motioned to move into a non public meeting pursuant to RSA 91-A:3 II(b) at 4:45 p.m. Seconded by Selectman Worsman. Selectman polled. 5-0. All in favor. Motion passed unanimously.*

Respectfully submitted,

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Carol M. Granfield, Town Manager

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Peter F. Brothers, Chairman

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Karin Landry, Recording Clerk

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Miller C. Lovett, Vice Chairman

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Robert C. Flanders

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Charles G. Palm

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Colette Worsman