

SELECTMENS' WORKSHOP
Minutes of 11/10/08
4:00 p.m.

Selectmen:

(Absent with Notice)

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

Co-Interim Town Managers:

(Absent with Notice)

John C. Edgar
Brenda L. Vittner
Karin Landry

Recording Clerk:

Call to Order: Chairman Peter Brothers called the meeting to order at 4:00 p.m. He introduced the Board and Co-Interim Town Manager John Edgar. Selectman Flanders and Co-Interim Town Manager Brenda Vittner were Absent with Notice.

W 08-44 Road Standard Waiver Request - DiBitetto

On October 14, 2008, Michael DiBitetto came before the Planning Board for a conceptual discussion of a proposed 33-lot subdivision for Tax Map S17, Lot 2. An application/subdivision plan has not been submitted for formal review of the Planning Board. The Planning Board advised Mr. DiBitetto that a waiver is required for the 1,900' access road ending with a cul-de-sac. According to Minimum Road Standards, dead end streets shall not exceed 1,000 feet in length unless the Selectmen find it necessary by topography or other local conditions. A right-of-way is provided for at the end of the terminus with gated access to the Upper Mile Point subdivision. The gated access is not intended for through traffic. Past Boards considered road waiver requests in order to allow for future through connections that would provide for better circulation in a neighborhood and underground utilities.

Co-Interim Town Manager John Edgar set forth the location of the proposed subdivision in the context of the surrounding neighborhood. A Knox box system will be installed at the access gate to Upper Mile Point. The requested waiver has been reviewed by Fire Chief Ken Jones and Department of Public Work Superintendent Mike Faller. The proposed road appears to be acceptable from a safety point of view. Mr. Faller supports the waiver, and provided a number of comments that will be addressed during the formal Planning Board hearing:

- A recommendation that emergency vehicle access to Upper Mile Point be paved to provide for better maintenance.
- A right-of-way from the cul-de-sac to the Morse property be reserved, allowing for a possible future connection of Upper Terrace Road to the new road and Upper Mile Point.

Provided there are no significant concerns expressed by the Board, Mr. Edgar recommends scheduling the waiver request for action at the November 17, 2008 Board meeting. He

recommends that the request be approved at that time. It is important that a waiver approval by the Board of Selectmen provide flexibility for the Planning Board to determine the final roadway/right-of-way layout.

Selectman Worsman expressed concerns with the use of the private road as an exit, the waiver being almost twice the standard, and the developer coming before the Board with additional waiver requests. Mr. Edgar told the Board that there is no established standard as to how far beyond the 1,000' length a waiver will be granted. The use of a private road as an exit can only happen if adjoining property owners are in agreement. He does not anticipate further waiver requests coming before the Board.

Chair Brothers wants to be sure improvements to Upper Ladd Hill Rd. meet the minimum road standards and that a potential cul-de-sac configuration on the Morse side of the property is considered. He noted that the process for the road waiver is different than in the past, coming before the Board of Selectmen prior to formal review by the Planning Board. Mr. Edgar told the Board that the applicant has gone into preliminary engineering on the project two to three times, and does not wish to go to final engineering more than once. Chair Brothers suggested the incorporation of a mid-way turn around so a private driveway is not used for that purpose. Selectman Worsman supports a mid-way turnaround.

Selectman Palm reiterated that a designated water supply and the placement of hydrants are still being resolved. The water main right-of-way must also be taken into consideration. Mr. Edgar directed Town Planner Angela LeBrecque to follow up with Water Superintendent Brian Carroll to be certain that the proposed easements are consistent with the current Department view. Selectman Worsman cautioned that there must be plenty of room provided for the easements for water access. Ms. LeBrecque will ask Mr. Carroll to evaluate access to the existing water line easement in the context of the lots, particularly with respect to scenarios that would potentially preclude access by the Town.

Dialogue ensued regarding the sample draft motion. The motion provides that:

1. A right-of-way is reserved for possible future connection to Upper Terrace Road;
2. The utilities are placed underground as represented by the applicant;
3. The emergency access to Upper Mile Point is paved, and
4. A final road/right-of-way plan shall be approved by the Planning Board.

Selectman Lovett suggested that #1 of the motion be more flexible to allow for future utility planning and future connections to the Morse property. A vote on the motion was not expected at this meeting. It is the Board's opportunity to identify issues to be further defined or examined. The matter will then be scheduled for a public meeting. Board members interested in walking the property have already done so.

Dialogue ensued regarding zoning. At least 50% of the property lies within the Central Business District. The Planning Board will determine if they want to entertain a change to the zoning relative to boundary issues at a Planning Board workshop scheduled for November 13.

Applicant Michael DiBietto asked the Board to consider that this connection would ameliorate a single way in/out on Upper Mile Point. It will also provide for better safety access to the existing Lake Ridge Subdivision. The next step in engineering is very costly, and Mr. DiBietto would like direction from the Board before moving forward on that phase. He requested that the Board grant the road length waiver in no uncertain terms, but with caveats that allow the Planning Board latitude. He is amenable to a water connection to Shore Drive.

There was a consensus that the road waiver will likely be granted with conditions being met for a road and right-of-way plan that is approved by the Planning Board. The Town is looking at water system issues, challenges, and potential solutions. It is important to consider the benefits of potential tie-ins and the reduction or elimination of a potential blow off. Those options must be kept open when developing this property. The matter will be placed on the agenda for the next regular Board meeting.

ADJOURNMENT:

Selectman Palm moved to move into a Non-Public meeting per RSA 91-A:3 II (a), (c) and (d) at 5:00 p.m. Seconded by Selectman Worsman. Selectmen polled. 4-0-0. Motion passed.

Respectfully submitted,

John C. Edgar, Co-Interim Town Mgr.

Peter F. Brothers, Chairman

Karin Landry, Recording Clerk

Miller C. Lovett, Vice Chairman

Charles G. Palm

Colette Worsman