

Meredith Planning Board
Meeting Minutes

August 9, 2005

Members Present: Herb Vadney, Chairman
Roger Sorell, Vice Chairman
Lou Kahn
Bill Finer
Ed Touhey, Alternate
Bob Flanders, Selectman

Staff Present: John Edgar, Town Planner

Chairman Vadney convened the meeting at 7:00 PM. The minutes of July 26, 2005 were reviewed. A motion was made and seconded to approve the minutes as written. The minutes were approved unanimously.

Class VI Building Permit Request- Tremblay. John Edgar provided an outline which provided background on why this is before the Planning Board. NH RSA 674:41 I-c requires that the Board of Selectmen can vote to issue Building Permits on Class VI roads after review and comment by the Planning Board. John indicated that Town Counsel recently brought this requirement to his attention. John also explained that the Board of Selectmen routinely requests input from department heads regarding safety and road integrity issues in determining whether or not to authorize the issuance of a Building Permit on a Class VI road.

For purposes of orienting the Board to the Tremblay request, John reviewed a colored composite plan indicating the location of nearby Class V roads (Chemung Road, Wicwood Shores Road, Tucker Mountain Road), the Class VI Old Stanton Road, the Hamlin Recreation and Conservation Area, the three lots that were created via the 1979 subdivision, and the current ownership and development status of the lots with frontage on both Chemung Road and Old Stanton Road including the lot owned by Mr. Tremblay.

The Board reviewed a letter from Len Tremblay to Carol Granfield, Town Manager dated July 12, 2005 which summarized Mr. Tremblay's plans to build on his property which is located on the corner of Chemung Road (Class V) and Old Stanton Road (Class VI). According to Mr. Tremblay, the presence of large boulders suggests the best location for a house and septic system is towards the rear of the lot as indicated in a plot plan attached to the July 12, 2005 letter. Mr Tremblay desires to access the proposed rear building via Old Stanton Road. Old Stanton Road is a Class VI road located within the Town-owned, Hamlin Recreation and Conservation Area. Mr. Tremblay has a deeded private access easement over Old Stanton road as indicated on the plot plan.

John reminded the Board that it is not their responsibility to determine public policy whether or not to issue permits on Class VI roads.

It is the Board's statutory responsibility to provide planning-related comments back to the Board of Selectmen for their consideration.

There was considerable discussion regarding safety, need and future implications. Lou Kahn felt that he would need to be persuaded that the Class V road could not be used for access purposes noting that Class VI Building Permit requests typically would not also have frontage on a Class V road. Lou was also concerned about the potential incremental effects of development on the Class VI road as it relates to the town's conservation area. Roger suggested that if a turnaround were provided, it might increase accessibility to portions of the conservation area that has scenic view potential. Bob Flanders questioned if the Planning Board needed to make a site inspection. Ed Touhey questioned what would be the effect if the public ROW were dissolved altogether. Herb summarized several concerns namely:

- The angle of the Chemung Road and Old Stanton Road intersection from a driveway safety perspective; and
- The steepness of the grade on Old Stanton Road in terms of the ability to provide emergency services and the potential for erosion; and
- The Class V road appears to be reasonably available, thus the use of the Class VI road may become unnecessary; and
- Improvements to the Class VI road could lead to vehicular traffic and parking that could impact the conservation area, trails etc.; and
- The presence of a private access easement does not negate the discretion of the Selectmen in the first instance to approve or deny the Class VI Building Permit request. The easement would have most relevance in the event the public ROW was discontinued outright.

Ralph Pisapia, a member of the Meredith Conservation Commission suggested that representatives of the Land and Water Conservation Fund, whose funds were used to acquire the property, be contacted for their input. John indicated that he understood that the Conservation Commission would be making this recommendation as part of their review of the Tremblay proposal.

It was the consensus of the Board that Herb's comments were appropriate to forward to the Selectmen on behalf of the Planning Board and that Herb was authorized to do so in writing.

John reminded the Board that a meeting with Town Counsel to discuss the proposed Bryant Island subdivision is scheduled for Wednesday, August 17, 2005 at 7:00 PM at the Annex. This is not a public meeting. The continued public hearing is scheduled for August 23, 2005.

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John asked the Board if it were interested in receiving portions of the draft zoning ordinance for review as opposed to reviewing an entire draft. It was the consensus of the Board to review portions of the draft as they are received from the re-write committee.

With no further business to come before the Board, Lou Kahn made a motion to adjourn. Roger Sorell seconded the motion. The vote was unanimous. The meeting adjourned at 8:01 PM.

Respectfully submitted,

John C. Edgar, Town Planner
August 16, 2005