

SELECTMEN'S WORKSHOP
Minutes of 11-16-09
4:15 p.m.

Selectmen:

(Absent with Notice)

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

Town Manager:

Phillip L. Warren

Recording Clerk:

Karin Landry

Call to Order: Chairman Peter Brothers called the meeting to order at 4:15 p.m. He introduced the Board and the Recording Clerk. The Town Manager arrived shortly after the meeting began.

W09-50 Satchel's Realty Trust Road Standard Waiver Request

Community Development Director John Edgar presented his Staff Report on the matter. He set forth the location of the 11-lot subdivision that was conditionally approved by the Planning Board on May 12, 2009. Carl Johnson, Jr., on behalf of Satchel's Realty Trust, requested a meeting with the Board to address waivers to the Planning Board's Minimum Roadway Standard Ordinance as follows:

1. A 24' wide total cross-section width, 26' being required. Applicant proposes two 10' paved lanes plus two, 2' gravel shoulders (3' shoulders being the standard).
2. A 1,300 road length, 1,000' being the standard.
3. A hammerhead style turnaround, the standard being a circular turnaround.
4. Filling side slopes at 3:1, with 4:1 being the standard (for heights up to 6').

In addition, the Board must address the proposed road name, "Split Rock Lane".

The proposal complies with all other aspects of the road standards including intersection platform, vertical alignment/grade, horizontal alignment, and the structural road box.

Paul Fluet, P.E., design engineer, has confirmed in writing that in his professional judgment, there is good engineering practice to support each of the waiver requests. Planning Board Consulting Engineer Lou Caron reviewed and approved the engineering plans and does not oppose the engineering design waivers. Public Works Director Mike Faller participated in the subdivision review process and signed off on the final road design. The hammerhead turnaround is an efficient way to maintain the turnaround. Fire Chief Ken Jones participated in the subdivision review process and does not object to the waivers.

In accordance with RSA 231:133, the Board of Selectman, as the governing body, has the authority to assign street names. The proposed name "Split Rock Lane" has been reviewed by the Police and Fire Departments and neither opposes the proposed name. There are no roads in the community with confusingly similar names.

Providing for a future road extension or loop is not practical given the location of developed house lots, the need to minimize direct wetland impacts, existing slopes and the proximity of the nearby prime wetland. The project incorporates underground utilities and individual residential sprinkler systems. There is no fiscal impact to the Town.

Although the waivers are generally within the bounds of waivers that have been reviewed by the Board in the past, there have been no other proposals requesting the same four waivers. Mr. Edgar told the Board that the requested waivers are probably the kinds of things that will be included in the new set of road standards that will be addressed in 2010.

In summary, the road is a dead end with smooth geometry, no turn issues, good vertical and horizontal alignment, and no realistic through potential. The project will include underground utilities and sprinklers as each lot is developed.

Selectman Worsman would like to assess roads that have been granted modified standards by the Board in the past for signs of wear. In particular, she is concerned with compromising the edge of the asphalt with smaller shoulders and increased slopes, and wants to be sure that Mr. Faller has had the opportunity to assess damage of that nature. Mr. Edgar explained that the structural integrity of a road has never been compromised by a waiver approved by the Board of Selectmen. The approval of 3:1 side slopes is a safety consideration, and doesn't affect erosion control. Mr. Edgar is not aware of any problems stemming from the granting of waivers in the past, and reiterated that he is relying on the expertise of two engineers and Mr. Faller.

Selectman Palm requested that approval of the road name be subject to a review of road names in surrounding communities to avoid confusion in the context of 911 calls. Ideally, he would like the lot numbers to coincide with 911 numbers for ease of identification by emergency personnel. Mr. Edgar explained that the subdivision lot numbers are assigned as part of the state subdivision review, and the street numbers are assigned as structures are built, and are based on intervals. The use of interval numbering is particularly important where there is a potential for re-subdivision. The key to the map can be amended to include wording indicating that the numbers are for subdivision purposes only, but the numbers do not coincide with the ultimate street numbers.

Selectman Lovett is confident with the reports of the various officials who have signed off on the waivers. He agrees that it would be helpful to know the implications in the long run of granting waivers to road standards as opposed to following the standard. In order to promote even greater transparency, Selectman

Lovett does not favor acting on a matter on the same day it is addressed at a Workshop. The Chair explained that the primary reason for doing so is to offer transparency and conduct business while the matter is fresh in the minds of the Board. If there are significant issues surrounding a matter, it will not be acted on at the meeting following the Workshop.

Mr. Edgar told the Board that cost is generally not the driving standard in a request for road standard waivers. The Town has an inflexible, outdated Ordinance that doesn't provide an opportunity for anything other than one standard for these types of roadways. The proposed 11-lot subdivision will create minimal traffic volume and is at the low end of the scale in terms of the work done by engineers.

The Chair supports the proposed road standard waivers. The alternative to a hammerhead turnaround is a cul de sac, which would result in a greater impact. It is extremely difficult to apply one ordinance across the board. The Board must rely on engineers, department heads, and others to identify solutions that fit each scenario. The road standards are in the process of a thorough review so they are well thought out, with ample opportunity to make good, defensible decisions going forward. He is sensitive to Selectman Worsman's concerns, and if there is information that can be collected and used by the Planning Department and Planning Board to make better road standards, that should be done. The Applicants have presented four reasonable waiver requests.

Carl Johnson of Associated Surveyors spoke on behalf of the Applicant. The project has been in the works for approximately 4 years. The engineers who reviewed the design have both been in business more than 30 years, and have designed many roads over that time period. Their basic concern is not to compromise safety with access to the subdivision, and to make some kind of accommodation for the fact that there are only 11 lots. None of the proposed waivers to road standards have any safety significance. He is confident that the standards are warranted and won't compromise the Town in any way.

The matter will be acted on at the regular meeting following the Workshop.

09-58 Village Pathways Committee - Presentation of Report & Acceptance by Board of Selectmen

Town Planner and Committee member Angela LaBrecque introduced Liz Lapham, Chairman of the Village Pathways Committee. The Committee was charged by the Board of Selectman with establishing a pedestrian plan for the Town of Meredith.

Ms. Lapham acknowledged and thanked former and present members of the committee and Michelle Therrien, the Town's GIS specialist, for their contributions to the project. The Committee identified five existing pathways, all of which begin at the Town Docks, and developed a map and written description of each, including the location of restrooms and parking. The pathways are from 0.5 – 1.5 miles in

length, and are designated from easy to more challenging. The map and narrative will be printed utilizing both sides of a single piece of paper. The Committee developed a logo that appears on the narrative. There is a small fiscal impact to the Town for signage along one of the pathways. The Committee is organizing an event this spring to promote the pathways. In the future, the Committee hopes to establish and expand walkways and biking paths to link recreational, community, and other significant parts of Meredith. The Committee intends to apply for grants to cover the costs associated with doing so.

Selectman Worsman thinks the work the Committee has done is delightful and that the pathways are a great thing for the community.

Selectman Lovett told the Board that there is the possibility of procuring a grant to establish a walkway from the Boynton Rd. project to the high school. He suggested connecting with the WOW trail.

Dialogue ensued regarding distributing the information on the pathways. The Chair would like signage to be kept to a minimum. The information will be available at various locations and posted on the website. The Committee would like the information to be available at the Town Docks, utilizing the boxes used by realtors in front of homes that are for sale. Selectman Lovett suggested printing the information in the Town Report. Selectman Palm suggested having the information available at his campground.

Selectman Palm suggested a pathway through Meredith Bay Village, since there is an existing right of way on the property. Additional clearing will need to be done to establish such a trail.

In summary, the Chair expressed appreciation for the work of the Village Pathways Committee. The Board looks forward to being updated as the Committee makes more progress. Selectman Palm suggested contacting Board members if the Committee is in need of assistance.

W09-52 2010 Budget Discussion

The Town Manager presented a Calendar to Town Meeting 2010. The budget documents have been electronically distributed to the department heads. Mr. Warren would like input from the Board on how to proceed with the funding of outside agencies. The matter will be discussed at the next Workshop. The year-to-date reports are being compiled and will be forthcoming. The dates listed on the Calendar for the Town Elections and Meeting must be amended to read March 9 and 10, respectively.

Selectman Lovett motioned to adjourn the Workshop at 5:25 p.m. Seconded by Selectman Worsman. 4-0. All in favor. Motion passed unanimously.

Respectfully submitted,

Phillip L. Warren, Town Manager

Peter F. Brothers, Chairman

Karin Landry, Recording Clerk

Miller C. Lovett, Vice Chairman

Charles G. Palm

Colette Worsman

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