

TOWN OF GILMANTON
CLASS VI ROADS COMMITTEE
WEDNESDAY, JUNE 4, 2008
ACADEMY BUILDING – 7 p.m.
MINUTES OF WORK SESSION

Present: Chair Ella Jo Regan, Carolyn Baldwin, John Funk (arrived late), Doug Isleib, Nanci Mitchell, George Roberts, Brenda Sens, and Planning Administrator Lynne Brunelle.

Committee Chair E. Regan opened the meeting at 7:05 p.m.

ACCEPTANCE OF MINUTES: The Committee members reviewed the minutes from the 2/20/08 and 4/16/08 meetings and minor corrections were made.

Motion: D. Isleib moved to accept the minutes of 2/20/08 as amended. C. Baldwin seconded, motion carried 4-0-2, G. Roberts & N. Mitchell abstained, as they were not in attendance at that meeting.

Motion: D. Isleib moved to accept the minutes of 4/16/08 as amended, E. Regan seconded. Motion carried 3-0-3; C. Baldwin, N. Mitchell and Brenda Sens abstained, as they were not in attendance at that meeting.

At this time, Michael Jean joined the meeting.

DOE ROAD – from Stone Road entrance: The road walk occurred on Saturday 5/2/08. Committee members were C. Baldwin and D. Isleib, abutters Bobby Potter Jr. and Bob Potter Sr., as well as an unidentified abutter met at the entrance of Stone Road but did not go on the road walk. Bob Potter recollected that the road had been discontinued by Town Meeting sometime in the late 1930's or early 1940's and believes that it may have been discontinued even earlier than this but he was not sure when. C. Baldwin researched Town Reports between 1930 & 1950, which revealed no discontinuance. Changes were made to the notes of the road walk to reflect this. The road right-of-way was generally 50' wide except where stonewalls were not present on one side or the other. There are steep slopes exceeding 15%. The road team ended their walk at Ayers Brook, across from the brook where the previous road team ended their walk back on 10/8/06, which began at the Stage Road end of Doe Road.

At this time, John Funk joined the meeting.

Discuss Recommendation: The Committee addressed concerns pertaining to upgrade and steep slopes, adequate drainage and potential impact on Ayers Brook. Some development may be appropriate up to the old stone enclosure, but not beyond it. The Committee further noted that all lots with frontage on Doe Road also have access to a Class V Road and therefore there is no need to consider its upgrade at this time. G. Roberts disagreed that future property owners may want access via the Class VI Road.

Extensive discussion occurred regarding the fact that some features of a Class VI Road may be altered to support development i.e. topography, versus wetlands, which should be protected. It was determined that the Committee is making a recommendation based on current conditions and/or information, and they don't want to encourage the use of a Class VI Road.

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Motion: G. Roberts moved that the Committee recommend the #2 option to the Board of Selectmen that Doe Road remain a Class VI Road but to allow some building. Motion failed due to lack of a second.

Motion: C. Baldwin moved that the Class VI Road Committee recommend to the Board of Selectmen that Doe Road from the Stone Road entrance to Ayers Brook remain a Class VI Road but to allow some building. B. Sens seconded, motion carried 6-0-1, G. Roberts opposed. D. Isleib noted for the record that he voted in favor of the motion because all the abutting lots have access to a Class V Road.

LOUGEE ROAD: The road walk occurred on 5/16/08. Committee members present were C. Baldwin, N. Mitchell, D. deSeve and B. Sens, with no abutters present. Ann and Andy Bartlett own both sides of the road, with one other abutter. The road currently serves as the Bartlett's driveway and is only 900' long. The Bartlett's had submitted a petition for the Town Meeting Warrant to discontinue the Class VI Road and the town voted to close the road subject to gates and bars, which was not in line with the property owner's request.

Discuss Recommendation: The Committee discussed the Bartlett's request to have the road discontinued completely with no further upgrade. D. Isleib referenced "A Hard Road to Travel" which does not recommend complete discontinuance. Discussion occurred regarding the difference between discontinuance and abandonment.

Motion: N. Mitchell moved that the Class VI Road Committee recommend to the Board of Selectmen that Lougee Road remain a Class VI Road with no building allowed. C. Baldwin seconded, motion carried 6-0-1, G. Roberts abstained.

OLD MEETING HOUSE ROAD: The road walk occurred on 5/16/08. Committee members present were C. Baldwin, D. deSeve, N. Mitchell, B. Sens and abutters Lynne & Tory Durham, Don Guarino and Jon Hall. This is a three-rod road with steep slopes, some wetlands, wooded, with power lines overhead.

Discuss Recommendation: The general consensus of the Committee was due to the steep slopes, the road was not appropriate for upgrade. L. Brunelle informed the Committee that abutter George Twigg had contacted her to convey that he was unable to attend the road walk but did forward his comments via email. At this time she read Mr. Twigg's comments into the record reflecting his opinion that due to the topography, Old Meeting House Road should not be upgraded and should remain "as is".

Motion: C. Baldwin moved that the Class VI Road Committee recommend to the Board of Selectmen that Old Meeting House Road remain a Class VI Road with no building allowed. D. Isleib seconded, motion carried 6-0-1, G. Roberts abstained.

OTHER BUSINESS

Mill Road: Due to time constraints, Chair E. Regan deferred the evaluation of Mill Road until the next meeting.

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Class VI Road Policy: E. Regan distributed an outline to assist the Committee members with organizing their thoughts to setup the framework of a model policy. She asked the Committee to review other model ordinances and consider how they may apply to Gilmanton. However, she does not want to copy another town's ordinance and make it our own because Gilmanton is unique and so should be the ordinance. She suggested that we begin with structure then include parameters and details. N. Mitchell asked L. Brunelle to forward the form to other Committee members to allow them the opportunity to consider policy language prior to the next meeting.

Next Meeting: E. Regan informed the Committee that she will be out of town next month (July). All agreed to schedule the next meeting sooner rather than later for Wednesday 6/18/08 at 7 p.m.

ADJOURNMENT:

On a motion made by D. Isleib and seconded by B. Sens to adjourn, vote passed unanimously. Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Lynne R. Brunelle