

**Gilmanton Planning Board  
Site Walk – Sawtooth Road  
Tax Map 410 Lot 25  
Saturday, November 21, 2009**

**Minutes of the Site Walk**

**The Gilmanton Planning Board will conduct a Site Walk of Sawtooth Road beginning at the Class VI section approximately 600' to the end of the property shown as Tax Map 410 Lot 25 per RSA 674:41 for the purposes of providing comment to the Board of Selectmen regarding upgrading of the Class VI section as mentioned for the purpose of obtaining a building permit.**

**Members Present:** Nancy Girard, Chair; Marty Martindale, Member; David Russell, Member; Dan Hudson, Member; Desiree Tumas, Clerk.

**Others Present:** Conservation Commission Members: Nanci Mitchell, Chair; Brenda Sens, Secretary; John Barnard, Property Owner; Katina Lemay, Potential Buyer; Bill Hurst, Abutter.

Board Members and all present walked the 600' (The Property Owner noted this should be 400' per tax mapping) on the Class VI portion of Sawtooth Road that Mr. Barnard would like to upgrade to a Class V to develop the parcel shown as TM 410 LT 25. Upon visual inspection of the area, Board Members stated concern regarding the following:

- The amount of ledge in the rise area at the beginning of the Class VI portion would require blasting.
- Board Members stated concern regarding the amount of trees that would need to be removed to allow for blasting to widen the area at the beginning of the Class VI portion of Sawtooth Road. Also noted was the rise in topography at the beginning of the Class VI portion.
- The existing stonewalls would have to be removed and relocated to the original location in accordance with State Regulations. Board Members are concerned that the expanded width and need to create culverts on either side of the proposed road upgrade would not allow the stonewalls to be relocated in the original location.
- A hammerhead turn-about would be required for life and safety considerations.
- Board Members stated concern regarding the proposed riprap to support the 20' width and to support the required culverts. Board Members are opposed to the aesthetics of riprap being used for permanent support.
- Board Members stated concern regarding excessive runoff if the lot is to be developed, due to the steep slope of the lot.
- Board Members stated concern regarding re-opening a road that has been discontinued.
- Board Members and other's attending stated concern regarding the wildlife habitat that has been established since the road closure and the negative impact of developing the road.
- Board Members stated concern regarding the slope of the driveway with the steep slope of the lot.
- Board Members questioned if the school bus came down Sawtooth Road; no definitive answer was available. It was thought that the school bus did travel down Sawtooth Road to the turn-about at the end of the Class V portion of the road.
- Board Members and other's attending stated concern regarding the potential wetlands in the area.

Mr. Barnard explained that he plans to have the proposed development plan engineered by Turner Group to minimize disturbance of the area and it is his intention to sell the buildable lot should approval be granted. The potential Buyer did attend the site walk but had no comment.

Chair Girard, called for any further concerns to be noted, hearing none; the site walk was concluded.

Respectfully submitted,

Desiree Tumas, Clerk