

Planning Board

July 21, 2017

Memorial Building

7:00 pm

These minutes are to be considered draft minutes only until approved by the board at their next meeting

Members Present: Ken Jacques, Bryan O'Day, Mike Howard and Leigh Callaway

Others Present: Don Hill and Whit Smith

June 16 Minutes: Corrections were made. Motion to accept by Leigh, second by Ken. Approved unanimously.

Site Plan Discussion of Michael Hansen Property: At its meeting of July 10, 2017 the Selectboard addressed a question by Mike Hansen as to whether the existing pavement on Hansen Road, a private road, can be removed and replaced with bluestone. The Select board referred the matter to the Planning Board to check the site plan to determine whether road surface was specified and, if so, whether an amended site plan would be required. The Planning Board reviewed the existing site plan and found that the main drive on Hansen's property specified paved surfaces. The Planning Board decided to request a site plan amendment from Mr. Hansen so that the documented record stays accurate. Selectboard will notify Mr. Hansen.

Literature and Correspondence: none.

Policy for Construction on Class VI and Private Roads: The Board completed its review and comment on the Selectboard's policy for construction on Class VI and private roads as required by RSA 674:41. Leigh noted that the written policy brings the town into compliance with that statute.

Some towns do not allow construction along Class VI roads because towns are prohibited by law from maintaining them and emergency services cannot be guaranteed. The written policy sets forth no such restrictions because for many years, Springfield has allowed construction on Class VI and private roads, and imposition of new conditions might be perceived as violation of precedent and result in undue hardship. Springfield will require zoning permits using current process in compliance with the Zoning Ordinance. The policy stresses that Town services – including fire, ambulance and police – cannot be guaranteed. Applicants wishing to build habitable structures must acknowledge this in a "notice of limits" document, completion of which will be required before a zoning permit is approved and will be filed in the property's chain of title. The "notice of limits" for Class VI roads differs from the private road "notice" in that it addresses rules for road maintenance and acts as a permit to maintain the road. There was some discussion about how culverts on Class VI roads would be handled; Mike was concerned that undersized or poorly installed culverts might result in flooding and road/property damage. The Board recommended that the Road Agent get the Selectboard involved when culverts are to be installed or replaced. The Selectboard would also have the option of requiring an engineering study at the owner's expense. Language describing maintenance actions allowed was simplified from that presented June 16,

During the conversation, Ken noted that the Road Agent's time might be construed as expending Town resources and whether or not that is legal. The Board decided that is a small consideration in comparison to required oversight.

Ken noted that the policy and the “notice” are flexible, living policy documents. Unlike ordinances which carry the weight of the legislative body, they can be modified quickly as requirements and circumstances change.

Brooks Weathers’s Wood Drying Facility: Whit Smith noted that he had completed decibel level measurements at Brooks Weathers’s wood drying facility. These indicate virtually no change in ambient noise levels. This closes out the site plan for the drying facility.

Site Visit to Exit 12A Storage: At the request of the Planning Board on June 16, with permission of the owner Whit visited the Exit 12A Storage facility. Whit found no violations of the site plan.

Wonderwell Parking Lot: Board noted that Wonderwell had completed its parking lot on June 30 in accordance with its site plan. Lighting had not yet been installed.

Meeting was adjourned at 7:45

Minutes submitted by,

Leigh Callaway