

PLANNING BOARD MEETING
AUGUST 7, 2013

PRESENT: Ed Dekker, Chairman, Ned Nichols, Paul Termin, Tim Jones, Liz Freeman, Bert Hamil, Town Engineer Kent Brown, Attorney Gary Kinyon, Joanne Meshna

The meeting was called to order at 7:00 p.m. at the Town Office. Tim was appointed to fill Ollie's vacancy.

The Board met with Attorney Gary Kinyon and Town Engineer Kent Brown to discuss road issues. Points made:

- the action of taking a bond and completing the road would not convert the status of the road from a private road to a town road
- if a bond is pulled and used on the road, the work cannot exceed the amount of the bond
- the Selectmen can lay out a road subject to betterment assessments
- damage to a private road is the homeowner's responsibility and not the town's
- Attorney Kinyon will provide a "boiler plate" for letters of credit
- a building permit can be withheld if the road is not bonded
- PB can approve and record a subdivision subject to building the base coat of the road and putting in the utilities; a bond can be then posted for the remainder of the work and the developer can get building permits
- revocation of a subdivision only effects the lots still owned by the developer
- PB can increase a bond by 10%/year after holding a public hearing
- if the PB can show that the developer did not satisfy the conditions of subdivision approval, they can state that the bond is inadequate or they can revoke the subdivision
- currently the PB is holding six letters of credit for the final pavement of the road and as most of them were approved in 2005 and 2006, the base coats have deteriorated and should be replaced; base coats are good for 2-3 years
- the developer has the responsibility to build the road properly and they may have to rebuild the base coat in order to accomplish that
- a condition of subdivision approval could be that the finish coat of pavement is done in two years
- if the bond needs to be increased and the developer doesn't increase it, they do not have a valid subdivision and no more building permits are issued
- inform the developer that they are out of compliance as the roads are not finished; need to meet to work with the Board; revoke subdivision if no agreement
- the bond should not be given back to the developer or homeowner's association
- could do an assessment on the lots; would be recorded on the plan that all costs to complete the road if not paid would be an assessment on the land

- two year period to complete the final coat of pavement; if not done no more building or occupancy permits
- no consensus on whether to limit building permits or occupancy permits until base coat is done; bond to be determined at completion of base coat; only bond finish coat
- phase development - for the first phase no more than 1,000 feet of road with turnaround
- Kent to do another review of those developments with bonded roads; each one will be written up individually; report to include if the bonds need to be increased and recommendations for work to be done; the developers will then be asked to meet with the PB; developers will be required to finish the road in so many months or the bond will be pulled and used on the road; remind developer that the subdivision can be revoked
- RSA 674:4-a 1c is on revocation of subdivision

Kent left at 9:00 p.m.

The Board discussed the Vision Chapter of the Master Plan with Attorney Kinyon. He suggested that the current chapter be reviewed and updated in light of changes that have occurred. Tim volunteered to work on the update.

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Joanne Meshna, Land Use Manager

