

Planning Board Meeting Minutes

February 23, 2016

10:00 AM

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Site Visit: Harris Family Trust – Richard & Nancy Harris Trustees: Hall Road

Present: Mark Lufkin - Selectman, Everett Kennedy, Alan Theodhor, Frank Lombardi, Joyce McGee – Secretary, Shawn White – Public Works Director and James Watkins – Fire/Rescue Chief.

Absent: Scott Burns – Chairman, John Tholl Jr. and Michael Carifio.

Public Present: Richard Harris Sr., Richard Harris Jr., Charlene Abbott and Kevin Caron. Later on Sally and Bob Maroon, Ursula Clearly and Ralph McLean arrived.

The current Rexford Subdivision indicates a 50' R.O.W., the existing road is approximately 23' wide average per Mr. Harris. Four culverts are shown on the plan and where visible during the visit, the culvert at the beginning of R.O.W. and Hall Road is crushed/damaged and needs to be replaced in the Spring. Mr. Harris and PWD Shawn White have talked about the replacement. The present road ends between Lots 51.3 and 51.2 as shown on the plan (see attached).

Mr. Harris was asked if any additional material was put on the road since he purchased it and he answered, no. Has any improvements been made to the road since you purchased it, no. Mr. Harris indicated that no one told him anything about what was put on the road. He felt that the topsoil was removed and that it had been stumped and grubbed with a layer of gravel put down and past that stumped and grubbed only.

PWD Shawn White said he spoke with Butch (Carroll) Rexford but all he remembered was clearing trees for the 50' R.O.W. and ditch then putting a layer of gravel on the road, he doesn't recall putting a subbase down. Shawn stated that test pits could be done to determine what is underneath. Also, the ditches are overgrown and need to be cleaned up.

Concerns were brought up regarding if the R.O.W. ever became a town road and that it doesn't have the right material on the road what would happen. Selectman Lufkin explained if the road was to be taken over by the town then it would have to come before the voters and the Town would need to make sure it meets road standards. Mr. Harris stated that he did not want it to be a Town Road. Mr. Lufkin said if in the future the lots were sold and the homeowners wanted to approach the Town to take it over then the road should already be up to road standards. Mr. Harris said he would update the road as lots sold but doesn't have to be finished until sold. He will be blocking off the road again once the cutting is done.

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Frank Lombardi wondered if the cul-de-sac could be moved to the end of the existing gravel road. Could stipulations be put on the road?

Mr. Harris wondered if the Board wanted to take a look at the other lots along Hall Road but was advised this was a site visit just on the road of the subdivision.

Mr. Harris wanted to be sure the Board understood that the Abbott driveway is a pre-existing driveway before the subdivision was approved.

Site visit adjourned at 10:50 AM

Respectfully submitted by:



Joyce A. McGee - Secretary

SCOBIE-CARROLL
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