**TOWN OF NEW DURHAM**

***BENNETT ROAD SITE WALK***

**March 22, 2021, 3:00PM**

***New Durham, NH 03855***

*DRAFT: These minutes are strictly a draft copy and are awaiting amendment or approval at a subsequent, duly noticed public meeting. Amendments to these minutes will be noted in the minutes of said meeting. The draft will be posted on the website as a draft copy for public informational use only.*

**PRESENT**

Dorothy Veisel – Board of Selectman

Scott Kinmond, Town Administrator

John Scruton, Interim Town Administrator

Don Vachon, Road Agent

Josh Lanzetta, Esq., representative for the applicant

Peter Rhoades, applicant

Ron Gehl- resident

George Hobbs- resident

John Chase- resident

Melanie McGuire- resident

Steve Sousa,- resident

**Site Walk Discussion**

The location of where the road would start was confirmed to be at the end of Libby Road

Mr. Lanzetta stated the road is currently a three rod road although it varies. The right of way is four rods. Mr. Lanzetta stated this information as obtained by the engineers through their title search. He stated property owners technically own to the center of the road however the right of way access rights supersedes any sort of ownership in New Hampshire. Mr. Lanzetta stated he has not heard anything of Libby Road being a discontinued road. Mr. Scruton explained in order for a road to be discontinued, there must be a vote at Town Meeting to do so.

The road will be 20’ wide; if any shift is needed along the length of the road, it will be shifted toward Mr. Rhoades property so it won’t affect other property owners.

Mr. Lanzetta stated the plans present at this Site Walk aren’t the appropriate set of plans; these plans were presented to the fire and police departments when they were proposing a 20’ wide road bed, with 4’ of shoulders. After that meeting, the departments’ approval was based on a narrowing of 20’ wide in total to accommodate the stonewalls.

Town Administrator Kinmond suggested abandoning this Site Walk; he stated there are subdivision road standards based on vehicle counts which need to be adhered to.

Mr. Lanzetta stated he disagrees as the subdivision ordinance regulations doesn’t apply and explained there are no regulations in New Durham which regulate roadways. He stated there is already an existing road and they are only looking to upgrade it to a Class V road. The applicant is offering to pay for the entire upgrade of this road for the Town. Mr. Lanzetta stated if any of the properties on this road were to be subdivided, further road upgrades are not necessarily needed if it remains properly maintained.

Concerns were expressed that if the road is upgraded, more houses could be built on the road. There are concerns about the atmosphere of the neighborhood being negatively impacted. Mr. Lanzetta stated there is not a lot of road frontage so doesn’t expect a lot of houses to be allowed; he also stated the Town can’t talk about what may or may not happen next year but need to consider the proposal presented which is to upgrade the Class VI road to a Class V road.

An abutter asked why the upgrade isn’t going all the way to Ridge Road; she stated she is also concerned about increased traffic through the area. She stated it is in their property deed that they are on a Class VI road and are responsible for maintaining it.

Respectfully Submitted,

Jennifer L. Riel

Jennifer Riel, Recording Secretary