

TOWN OF GROTON
WORK SESSION
July 5, 2016

In Attendance: Robert Ferriere, John Rescigno, and Sara Smith (Administrative Assistant)
Absent: Christina Goodwin

John motioned to call the meeting to order at 5:33pm, Bob 2nd so voted.

Meeting with Planning Board

Deb mentioned that she is here regarding the meeting with Green Acre Woodlands. She would like two things by end of meeting; decide if the Towns attorney be contacted regarding this and if so is it the PB or AA that will contact them.

Deb gave a handout

The reason to talk to Select Board is because of the exposure of the Town. Deb said this is an issue between two private parties the SB doesn't need to be available. If PB approves the lot line adjustment, the people who own lots on the side of Victoria Mountain Road and the owner of the sub division could potentially say the planning board shouldn't have authorized unless there was a private way unless they had a waiver or access to the right of way. Deb asked the gentlemen who owns this along with everyone else to sign a waiver to private road; he said no along with no to all options. He wants access because he owns the property. The Town approved the subdivision without knowing the road condition.

Deb said she hasn't looked at any deeds but Victoria went to court, went to owners and nobody had the road as a private road and nobody intervened so she got a deed deeding her ownership of road and nobody intervened. Since she had a legitimate deed it was recorded and she is the owner of the road. Green Acres would sell the property and a part of the road.

John said that this is a private issue and once she owned the road then she had the right to do what she wants and when it was sold it is now the new owners and they have a right to do what they want. Deb said the gentleman that bought the subdivision thinks it is different and it should be addressed by the Town. John said when he purchased the subdivision he should have thought how can he access this property.

John said that we could look at the deeds but this sounds like a private matter. Deb said that in order to review this matter they have to anyone who is subdividing property to have a road maintenance agreement which Green Acres did. It is a little different because Green Acre is presented with the fact that prior owners are already there.

Deb said that the Planning Board does have authority to grant and approve the lot line as it currently stands with road maintenance but if Tom from Green Acres can't get this one man to sign the waiver or road maintenance agreement then it could go to court. Deb said the other thing is that literally the Planning Board or Select Board cannot issue building permits on that road unless a waiver is signed. Sara explained we currently do this and Deb said that is good but it could cause a problem.

Deb said to an extent he does have another access route but it is very steep so no vehicle could get up it safely. Bob said suggestion was to move the gate just beyond access but they didn't go for that. This man has made it clear that they want to access the property with ATV's which causes other problems so Green Acre Woodlands doesn't want the erosion from the ATV's so they don't want to move it.

Deb said she wanted to let the SB know this is happening. John said that we could reach out to NHMA. Deb said she already has and they said it is a private matter but by virtue of a fact that a subdivision was done without waiver or right of way access being given we are exposed. Sara will also reach out to our town attorney to see what they said.

Tom from Green Acre is going to call the guy and see if he will sign a waiver. Bob said that the only way this can be taken care of is when it is sold that they add the right of way access as a point at the time of sale. John said we should do some more research regarding this but we can reach out to the attorney. Deb said she is happy to but we have to bear in mind that the PB has a time frame so this has to be approved by the end of July.

Deb said they do not really have a basis to deny the lot line approval.

Bob said he thinks we should get as much information from what we have here and in Grafton County to present to our attorney. Sara will pull the file on Thursday and Deb will do some more research on her end and then we can decide if we need to reach out to our attorney.

D.A. White Excavating, LLC

John explained that we are meeting to discuss some questions that we have regarding the bid.

Dana mentioned he doesn't have the bond yet; it is paid for

Dana asked if we are only going to do the 1200 feet. Bob mentioned that we want to get as much as we can with the amount of money. Dana said that is an important question to base the contract. Dana asked if there is any ledge that we should be worried about. Glen said there should not be. If we move to 1400 linear feet it would be \$134,000.00, which will leave a cushion of \$12,000.00. The Select Board agreed we should go for the 1400ft.

Bob also confirmed the start date. Dana said he would be able to start the first week of August and it will take about 2 weeks. His normal hours are 7:00am to 5:00pm. We will post the road closing two weeks ahead of time. We will follow the road closure checklist that we designed in past years.

Sara will create a handout that will be given to those directly affected. This will be created by next week. Sara will also post this on the website stating road closed from August 1, 2016 until further notice for day closure only.

Dana is ordering some pavement ends signs. Dana asked about the ditching, Glen said that he thinks only near Fletcher Road there will need some control ditching but the rest should be all set. Dana said he looked and didn't see anything but wanted to double check.

Dana mentioned that he write up a change order for the other 200 feet which will total 1400 feet which will leave a cushion of \$12,000.00 and we would want to keep this in case of any issues. Dana said that

he will finalize the numbers, draft something up and get his bond. Christina explained we will also need a W-9.

Glen asked who we are using for paving and Dana explained it will be R&D paving for the reclaiming and paving.

The Select Board talked about the bid proposal for Sculptured Rocks Road. John confirmed that Dana will have Sculptured Rocks Road reclaimed when NGR is being reclaimed as well. Glen and Dana confirmed that this would be done.

John motioned to approve the bid proposal for Sculptured Rocks Road reclaiming, Bob 2nd so voted. Sara will scan this and email it to Dana.

Glen would like to know what the road closing signs should say so he can get them ordered through the prison. These should be black on orange. Road will be closed between this time and this time until further notice. These should be made so the dates can be changed. Glen will contact the prison. These should be 3x4 and two of them.

Rental

Glen would like to rent mini excavator and mower. The Select Board said he could move forward as long as it is in his budget.

559 North Groton Road

Sara reminded the clean-up for 559 North Groton Road is Monday, July 11th. Sara will get Glen a copy of the letter so he knows what stays. Bob will be available. Glen stated he will be there around 7:30am.

Buck and Horse camp

John went out to look but wasn't sure how far to go. He will go back out. This will stay on the agenda for next meeting.

Tree

Slim said there is a tree that fell down near Punch Brook and the state should be contacted. Glen said the state will say we cannot touch it. Sara will reach out to the state. Where punch brook comes to the road between Snoburk and the bridge. Sara will contact District 2.

Herbicide

Sara will see if Scott Knapp can come in at 5:30pm on July 19th to discuss this.

Memo from Sara

Sara has a doctor appointment along with grief counseling coming up that she will need to change her schedule for. On Tuesday July 12, 2016 she will need to close the office at 245pm to make it to Concord for her appointment. On Tuesday July 19, 2016 she will need to close the office from 11:30am-1:30pm for her grief counseling appointment. Bob motioned to approve these office closings, John 2nd, so second.

Having no other business to conduct, Christina motioned to adjourn at 7:00pm, John 2nd, so voted.

Respectfully Submitted,

Sara Smith
Administrative Assistant