

TOWN OF WEBSTER

PLANNING BOARD

MEETING MINUTES TUESDAY AUGUST 24, 2021

The Planning Board went on a Site Visit Tuesday, August 24, 2021. The meeting was held at Map 7 Lot 60 on Dustin Road, Webster, NH 03303.

Planning Board Members present: Chairperson Craig Fournier, Paul King, Adam Mock, Susan Youngs.

Also present: Fire Chief/Road Agent Emmet Bean, Land Use Coordinator Russell Tatro, Richard Steele, Dan Higgins.

The meeting began at 4:00pm. This meeting was being held to review the proposed driveway changes for Julie & Richard Steel located on Map 7 Lot 60 on Dustin Road. Mr. Higgins described the current state of the driveway and showed the Board his proposed new path that would be closer to the maple tree. This would lessen the curve by straightening the driveway. He planned to use fill to reduce the grade of this section of the driveway to around 12%. Chairperson Fournier asked if stones would be needed to prevent cars from going off the driveway at the curve. Mr. Higgins responded that his goal was to lessen the curve enough where guards would not be needed. However, if the Board required it, there would be enough room for wooden guard rails. Member Mock stated that the main goal was to make sure that emergency vehicles could traverse the driveway safely. Mr. Higgins then reminded the Board of the possibility of a waiver.

At this point Fire Chief/Road Agent Bean joined the meeting.

Mr. Higgins updated Chief Bean at what had been discussed before he arrived. The Board then walked up to the first steep curve on top of the first hill. Mr. Higgins stated that he planned to expand this curve to make it less sharp and then it would continue as a straight shot to where the cars were parked. By expanding the curve, he hoped to get the grade down to around 10% to 12%. Member Mock, Chief Bean, and Mr. Higgins discussed the curve at length. In the end, Chief Bean suggested having the curve go out a bit further beyond the boulder and then continue down as a straight shot at the maple tree.

The Board continued up the driveway. At the top of the first hill, Chief Bean noticed the potential for a way to avoid the first problematic curve entirely by creating a straight shot from near the picnic table to the bottom of the hill. The Board discussed the idea with the Mr. Higgins. Mr. Higgins stated this could be a cheaper option and it could be possible to keep the grade at around 10%. He would create an updated plan with the new grades for the Board to review.

The Board continued up the driveway and noted a few spots on the flat areas of the driveway that would be ideal for bump outs. The Board stopped when they arrived at the second steep incline. Mr. Higgins stated he didn't think it would be possible to go less than 12% grade on this section of the driveway. He planned to expand the curve, and this would make it safer for vehicles to traverse. Member King asked if there was a way to lower the level of the driveway at the top of the hill. Mr. Higgins stated that he did not think that was possible due to the top of the hill being mostly ledge.

Chief Bean expressed that his primary concern was making this driveway traversable for emergency vehicles. He suggested that the Steele's get a 1000 gallon holding tank in their future basement with a sprinkler system because every moment counted in the event of a fire. Mr. Steele responded that he understood Chief Bean's concerns, he had grown up in rural NH and he was familiar with having longer emergency response times. Chief Bean stated that they would do their best to get this driveway to work. Mr. Higgins hoped to have the updated plans for the next scheduled Planning Board meeting. The meeting ended at 5:02pm.

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Minutes taken by Russell Tatro

Approved as Written 10/21/21