

**TOWN OF EATON, NEW HAMPSHIRE 03832**

**EVANS MEMORIAL BUILDING**

**BOARD OF SELECTMEN**

**August 27, 2016**

A special meeting of the Board of Selectmen took place on Saturday, August 27, 2016 on Crystal Lake Road. Present were Selectmen Dick Fortin, Rick Young and Ed Reilly. Also present were: Nancy Burns, George Diller, Linda & Ken McKenzie and Paul Hennigan. The meeting was called to order at 10:30 am.

Dick Fortin explained that the sole purpose of this meeting is to discuss the specifications of the private section of Crystal Lake Road. George Diller stated that having pull-offs in select locations rather than widening the road would maintain the character of the property. Nancy Burns stated that pull-offs seems to be the least invasive and noted that a turnaround will have to be located for safety vehicles. Ken McKenzie stated that he has given Nancy and George a list of items that will be required and noted that they have all agreed that there has to be a certain number of turn outs and a turnaround at the end. Ken McKenzie stated that there will need to be a basic agreement and survey of the layout approved by the Selectmen and Fire Chief.

Ken McKenzie stated that this agreement on the road upgrade will make S&T Trust/ Dudrick move their driveway as they have no right to enter onto the private section of the road. Ken McKenzie stated that once Buttermilk Hollow Association deeds that section of the road, there will be costs to plow and maintain. Rick Young noted that the Town is not involved in that issue and that before any decisions could be made, the cul-de-sac radius would have to be staked out on the ground. Nancy Burns stated that this issue can be resolved between the involved parties.

As those present walked the private section of Crystal Lake Road, Ken McKenzie earmarked a site for a possible pull out and noted that the road would have to be a minimum of 16 feet to pass two vehicles. George Diller noted that this would be on Don Philbrick's property and suggested putting the pull out near the pole at the top of the hill. Rick Young stated that two pull outs will be needed for visibility of the cul-de-sac and the top of the hill and that this would eliminate the need for anyone to have to back-up. Dick Fortin agreed due to the line of sight needed to travel the road. Nancy Burns expressed her agreement with the two pull outs. George Diller stated that he does not want to have to pay for two.

At the curve entering onto Diller's property, Ken McKenzie noted that the road is almost 16-foot wide and that rather than taking down the pine tree that the curve be widened around the tree. Ken noted that the tree is 2 to 3 feet from the center of the right of way. Rick Young stated that to address safety, he wants two pull outs up to this point. Ed Reilly noted that avoiding the tree will widen the road on the other side. George Diller stated that there is a 20-foot right of way with a 10-foot road.

Ken McKenzie sited the third proposed pull out at the bottom of the hill. George Diller noted that a pull out on the up-rise would give sight to the previous pull out and curve in the road. Dick Fortin noted that the location of the proposed pull outs seem to be flat so installation should not require a lot of work.

Ken McKenzie stated that in 2012 a site for the cul-de-sac was located close to the Burns-McKenzie property lines. Nancy Burns suggested a possible location for a turn-around on her property. Rick Young noted that the site will not work as it needs to be level. George Diller did not approve of the original location as he is not willing to cut trees.

Ken McKenzie stated that the Diller property is not grandfathered and so requires 200 feet of frontage on a road built to Town specifications. George Diller noted that he can merge his two lots to take care of the frontage requirement. Ken McKenzie stated that he is willing to support a Variance and Equitable Waiver by the Zoning Board as long as the pull outs and turnaround are taken care of.

Ed Reilly questioned whether the turnaround is for the emergency vehicles and noted that the Fire Chief should walk the road and help make the decision. Nancy Burns questioned what happens if the Fire Chief does not require what the Selectmen are mandating. Rick Young stated that he will not support any proposal that makes a vehicle have to back up and stated that he wants the pull outs and a turnaround. Ken McKenzie stated that the plan needs to be drawn out and noted that if the Selectmen and Fire Chief approve, he will agree to the plan which calls for pull outs, a turnaround and widening the curve around the tree. Ed Reilly noted that the Fire Chief may not require the turnaround. Ken McKenzie noted that the turnaround is needed for any large truck to be able to turnaround.

Ken McKenzie requested that the proposal be shown on a survey depicting the right of way. Rick Young noted that he will set up a meeting with the Freedom Fire Chief. Nancy Burns questioned whether a turnaround is legally required. Ed Reilly stated that he does not believe it is required. Rick Young stated that Eaton Zoning stipulates that permanent dead end streets shall terminate at a turnaround 100 feet in diameter. Ken McKenzie stated that the Selectmen cannot issue a building permit unless the road is built to Town specifications and noted that he is trying to help avoid that requirement.

Dick Fortin adjourned this portion of the meeting at 11:40 am by reiterating that a plan showing the turn outs and turnaround will be put together once the Freedom Fire Chief has walked the road and given his opinion.

The Board of Selectmen reviewed an issue with the Blymer cemetery lots. ***Rick Young made a motion, seconded by Dick Fortin, to honor the original payment agreement and to permit Ginger Blymer to give final payment of \$600 for the two cemetery plots. Motion unanimously carried.***

The meeting adjourned at 11:48 am.

Respectfully submitted,

*Lianne M. Boelzner*

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