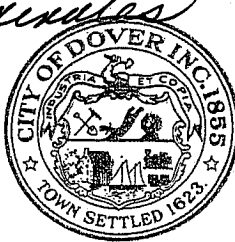


ATTACHMENT to 9-28-04 minutes

STEVEN J. STANCEL

Director

steve.stancel@ci.dover.nh.us



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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Board Sub-Committee on Class VI Roadways
DATE:	September 7, 2004
SUBJECT:	Class VI Roadways Recommendations

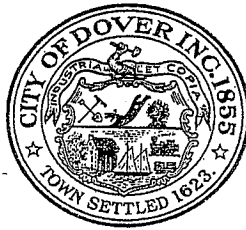
The Class VI Roadways Sub-committee has finished its work of researching the history and reviewing the status of all Class VI roadways in the City, with the exception of Old Garrison and David Tuttle Roads. Attached, please find individual memoranda for each roadway detailing the status and the committee's recommendation for each roadway.

The committee respectfully requests that the Board schedule a workshop to discuss each recommendation with the sub-committee, then act on those that are in the Board's purview and forward those outside their purview to the appropriate authority.

In a consensus decision, the committee is making a recommendation that the issue of Old Garrison Road be taken up in the near future by a new committee. The committee feels that this issue is multi-faceted and complex; therefore a more comprehensive group may better address all the issues in the area of Old Garrison and David Tuttle Roads. They further recommend that the new committee be an ad hoc committee of the City Council made up of the following individuals:

- City Councilor
- 2 Citizens (neighborhood)
- Police Department staff
- Fire Department staff
- Planning Department staff
- Road Superintendent-Community Services
- Engineering staff-Community Services
- Conservation Commission member
- Open Lands Committee member
- Planning Board member
- NH Department of Fish & Game representative

The sub-committee on Class VI roadways recognizes that if the Board and Council accept the recommendation above to form a new committee, this committee's work will be done once the workshop session has been held.



Steven J. Stancel
Planning Director

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City of Dover, New Hampshire
Department of Planning & Community Development

Memorandum

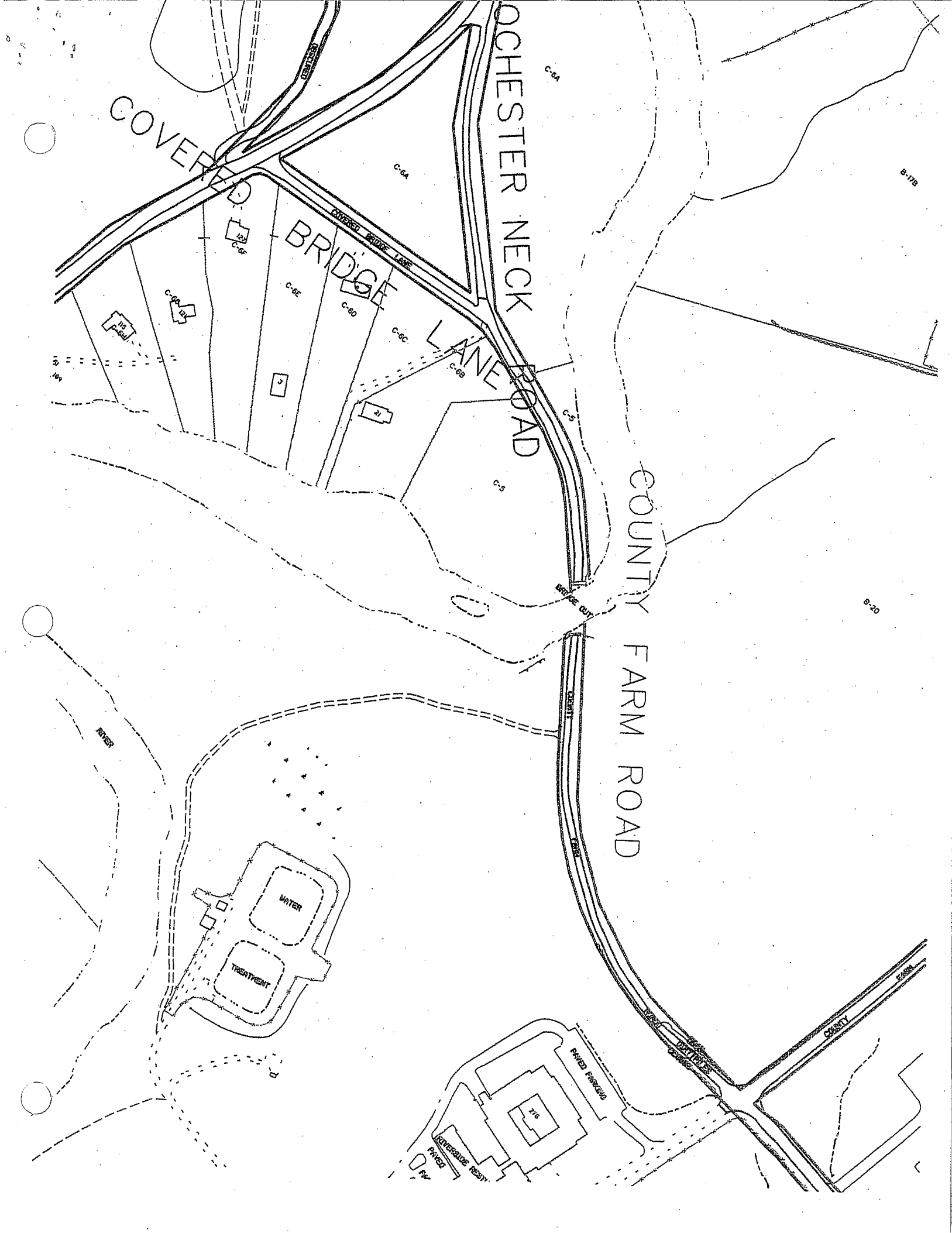
To: File
From: Planning Board Sub-committee on Class VI Highways
Date: February 25, 2004
Subject: County Farm/Covered Bridge/Rochester Neck Road near Cochecho River Crossing

Planning staff has reviewed the plats, City records and deeds pertaining to the County Farm Road corridor over the Cochecho River and has presented the information to the Committee. The Committee has determined that the portion of County Farm Road from the intersection with County Farm Cross Road to the river is still a City right-of-way in a class VI status (not maintained by the City). The same situation applies to the portion of (old) Rochester Neck Road from the river to the intersection with Rochester Neck Road outbound from the City. Covered Bridge Road existed prior to a subdivision that dedicated it as a City ROW, deeded the roadway fee simple to the City, but was never improved to City street standards. The deed has a provision stating that the City shall pave the street, however paving was never done. The City does maintain the drainage, grade the gravel surface and plow in the winter; therefore it is a class V road. The Committee recommends that paving said road be evaluated by the Engineering Division for possible inclusion in a future CIP.

The Committee's strong recommendation is to retain this corridor as a future transportation corridor by taking positive steps to secure funding for a new bridge and upgrading of the roads. The Committee recommends that the new bridge be designed and built to handle today's traffic demands (i.e. two lanes), but that could still be engineered as a classic wooden covered bridge design. The rights-of-way are already within the public and/or City domain, and require little effort to formalize their status.

Furthermore, it is the Committee's recommendation that Community Services take the necessary steps to re-establish the class VI portion of Rochester Neck Road as a class V road and to re-open the closed portion of County Farm Road in the segment where it abuts the new County nursing facility (with appropriate barriers on the river end) as soon as is practicable.

The road and bridge projects should be added to the City's Transportation Master Plan, Transportation Improvement Program and Capital Improvement Program in the appropriate year.



COVERED BRIDGE LANE

ROCHESTER NECK ROAD

COUNTY FARM ROAD

BRIDGE LANE ROAD

C-6F

C-6E

C-6D

C-6C

C-6B

C-6A

C-6H

C-5

B-17B

B-20

WATER

TREATMENT

PAVED PASSAGE

UNIVERSAL RESY
PAVED

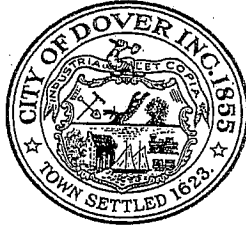
COUNTY

BRIDGE DUTY

COUNTY

COUNTY

COUNTY



Steven J. Stancel
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288 Central Avenue
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City of Dover, New Hampshire

Department of Planning & Community Development

Memorandum

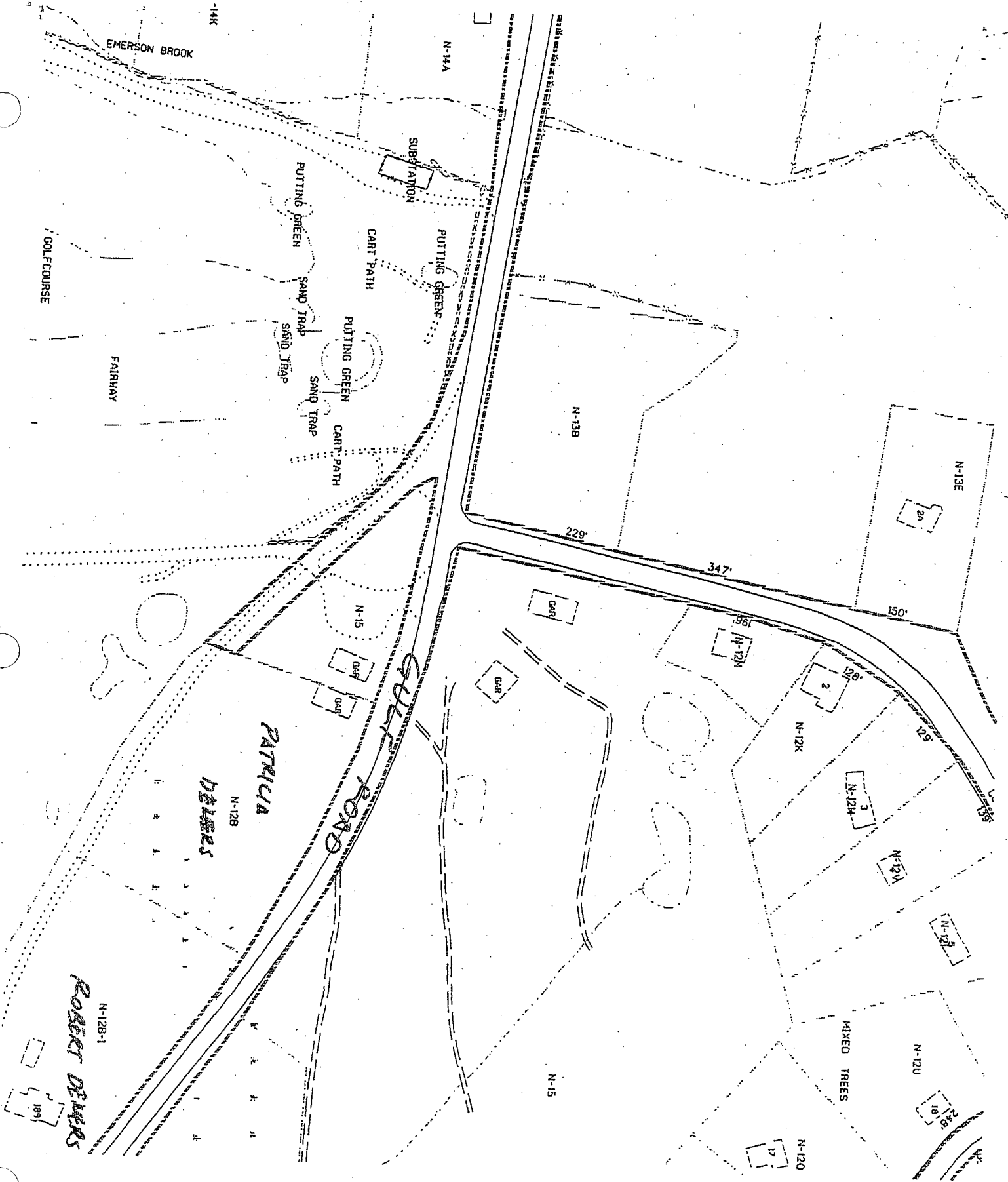
To: File
From: Planning Board Sub-committee on Class VI Highways
Date: July 14, 2004
Subject: Old Gulf Road (Two segments)

Planning staff has reviewed the plats, City and state records and deeds pertaining to the Old Gulf Road in two separate sections and has presented the information to the Committee. They have determined that the roadway adjacent to the old bridge is right-of-way under the jurisdiction of the state. The state DOT has indicated that they prefer to leave said section in its current status so that it can be used as a construction detour in future when repairs to the existing bridge are required.

The Committee's recommendation is to leave this section of Old Gulf Road in its current status as the City does not have jurisdictional authority.

The section of Old Gulf Road adjacent to the golf course is also outside the City's jurisdictional authority, however, the City's parcel maps have been updated to reflect the current boundary conditions.

The Committee recommends that no further action on this segment be taken.



EMERSON BROOK

N-114

SUBSTATION

PUTTING GREEN

CART PATH

PUTTING GREEN

PUTTING GREEN

SAND TRAP

SAND TRAP

CART PATH

N-139

N-13E

2A

229°

347'

150'

N-115

GAR

N-12N

N-12K

2

N-12M

N-12N

N-12P

PATRICIA DENERS

N-12B

GOLF ROAD

N-115

MIXED TREES

N-12U

2A

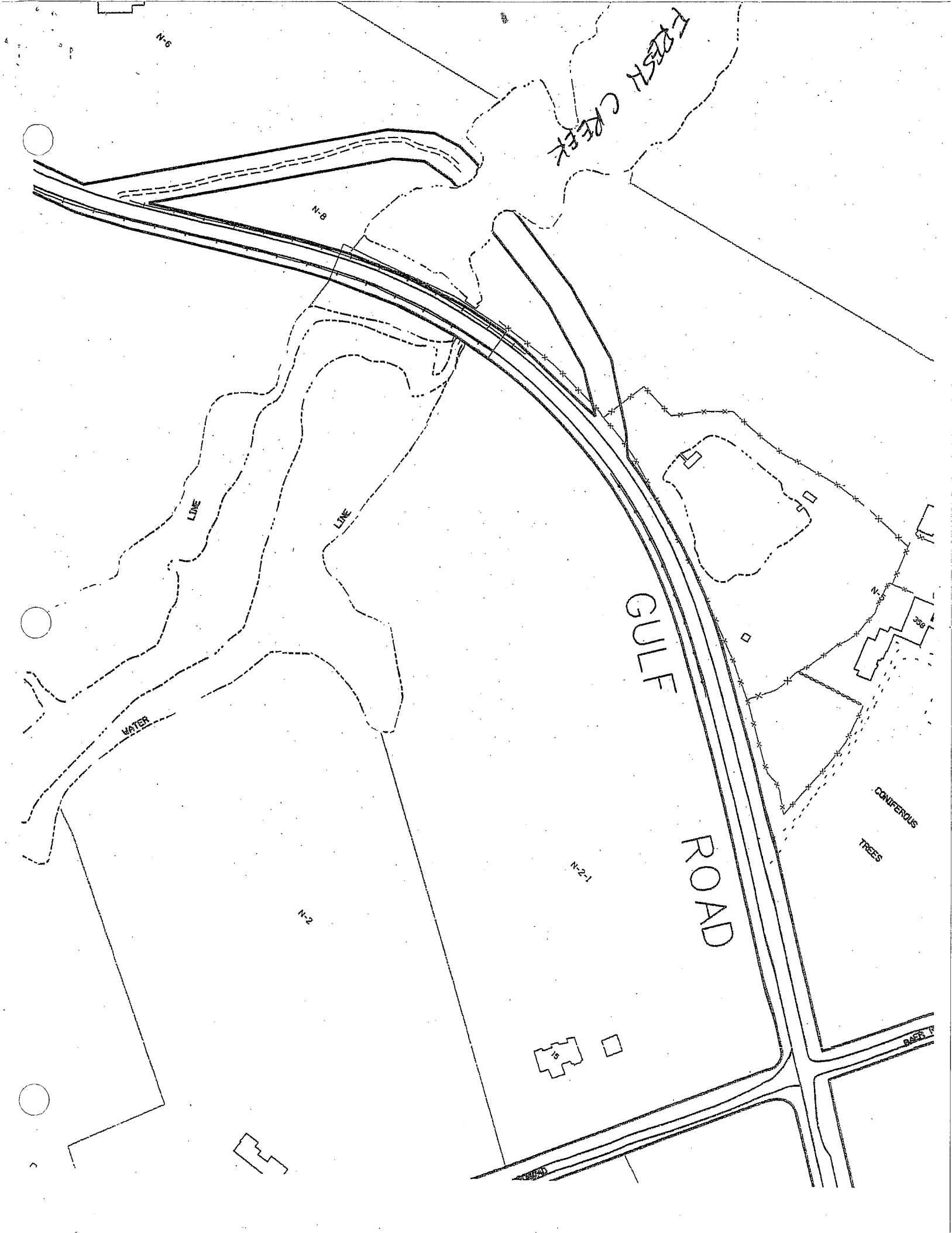
N-12O

ROBERT DENERS

N-12B-1

GOLF COURSE

FAIRWAY



FRESH CREEK

N-6

N-8

LINE

LINE

WATER

GULF ROAD

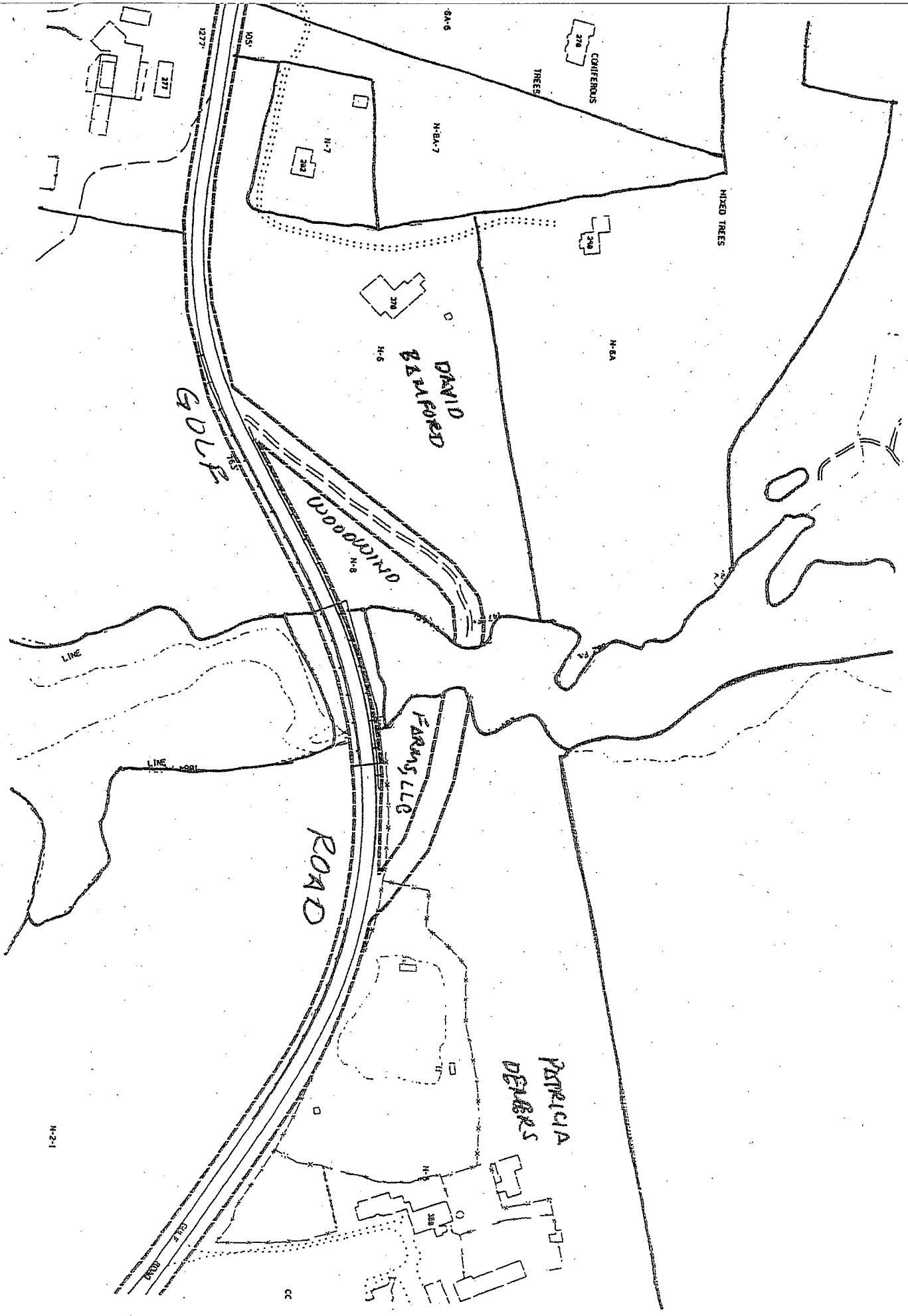
CONIFEROUS TREES

N-2-1

N-2

BACK T





GOLF ROAD

FARMVILLE ROAD

WOODROW

DAVID
BEAUFORD

PATRICIA
DENBARS

N-BA-7

N-BA-6

N-BA-4

N-2-1

CONIFEROUS
TREES

MIXED TREES

1277

025

N-7

202

208

209

211

208

N-5

202

N-2

CC



Steven J. Stancel
Planning Director

288 Central Avenue
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City of Dover, New Hampshire

Department of Planning & Community Development

Memorandum

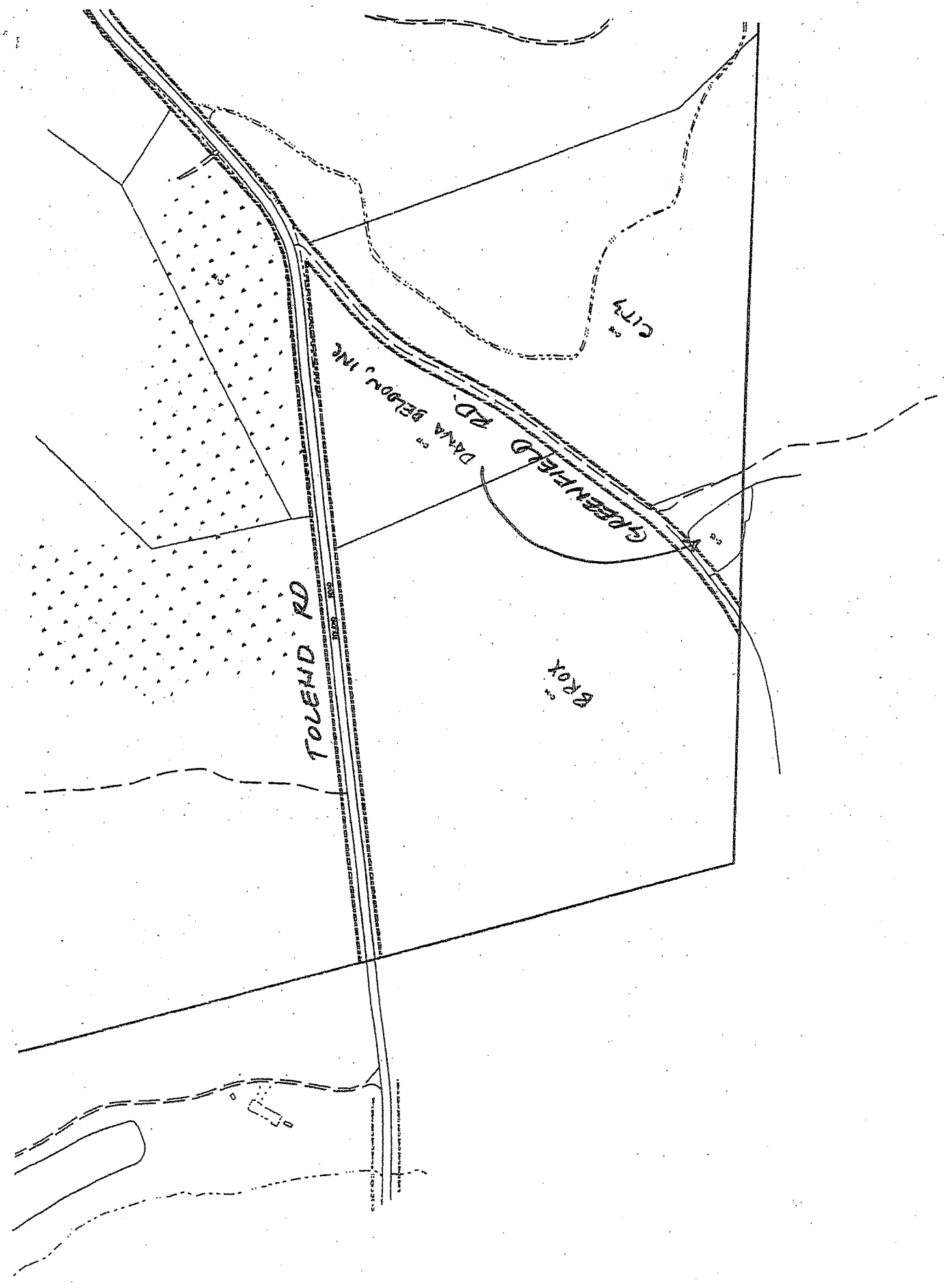
To: File
From: Planning Board Sub-committee on Class VI Highways
Date: July 14, 2004
Subject: Green Hill Road

Planning staff has reviewed the plats, City records and deeds pertaining to the Green Hill Roadway and has presented the information to the Committee for their review. They have determined that the road is still in a class VI status (not maintained by the City, subjected to gates and bars), but not abandoned with regard to the public's right to pass and re-pass despite the 12/13/1995 resolution "abandoning Green Hill Road as a public way". The language in the resolution did not meet the letter of the law regarding extinguishing said rights and the private abutters did not provide signed releases.

The Committee's recommendation is to retain this right of way for a municipal trail that would be blocked to motor vehicles and maintained by agreement by the Tri-City ATV Club (Bill Slater, President is the point of contact). The Committee recommends that said change-over to a trail follow the municipal trail law that requires abutters' written sign-off and a public hearing.

Furthermore, it is the Committee's recommendation that Community Services take the necessary steps to repair the gate as soon as is practicable.





TOLEND RD

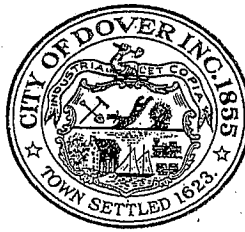
BROOK

CITY

DANA BROWN, INC

GREENFIELD RD

City of ...
...



Steven J. Stancel
Planning Director

288 Central Avenue
Dover, NH 03820

City of Dover, New Hampshire

Department of Planning & Community Development

Memorandum

To: File
From: Planning Board Sub-committee on Class VI Highways
Date: July 28, 2004
Subject: Hanson Way

Planning staff has reviewed the plats, City records and deeds pertaining to Hanson Way and has presented the information to the Committee. The Committee met with all the abutters in an information feedback meeting. They have determined that the road is still in a class VI status (not maintained by the City, subjected to gates and bars), but not abandoned with regard to the public's right to pass and re-pass despite resolutions "abandoning Hanson Way (or segments thereof) as a public way". The language in the resolution did not meet the letter of the law regarding extinguishing said rights and the private abutters did not provide signed releases. The Committee identified previous public actions taken on each segment of the roadway and documented the current status. The Committee discussed recommendations for each segment and verified the width of each segment at 50, 74 and 33 (2 rods) feet wide, respectively. A GIS map resource was used for clarity.

The Committee's recommendation is to retain the 74 foot wide section north of the intersection with Crosby Road for public access and economic development reasons.

The 50 foot wide strip of right of way south of the Crosby Road intersection was acquired by the Dover Economic Development Corporation (DEDC) through City resolution and subsequent deed transfer. The DEDC agreed (in their meeting minutes) to transfer the strip to the owner of the adjacent land to the west (now Colbath), but the transfer never occurred. The Committee recommends that the Planning Office discuss the status of the DEDC strip that abuts Colbath and Riley land with the DEDC. It is suggested that the strip be split in half and transferred to the abutters (Colbath and Riley).

The Committee's recommendation for the remaining northern segment, that is 33 feet wide (two rods) extending northerly from the City right of way acquired in 1984 to Littleworth Road, is to extinguish the public's right to pass and re-pass thru the Public Hearing Process and abandon the right of way thru said Public Hearing Process. Then split said segment between abutting owners, except at the driveway area near Littleworth Road, where consideration for driveway access should be made.

The records show that the public's right to pass and re-pass has been extinguished south of the railroad to Knox Marsh Road. The property has officially reverted to the abutters by plat. A utility easement in favor of the City remains within the old right of way area.

Abutter's Meeting 04/14/04 5:00PM Council Conference Room

Hanson Way Report To Abutters

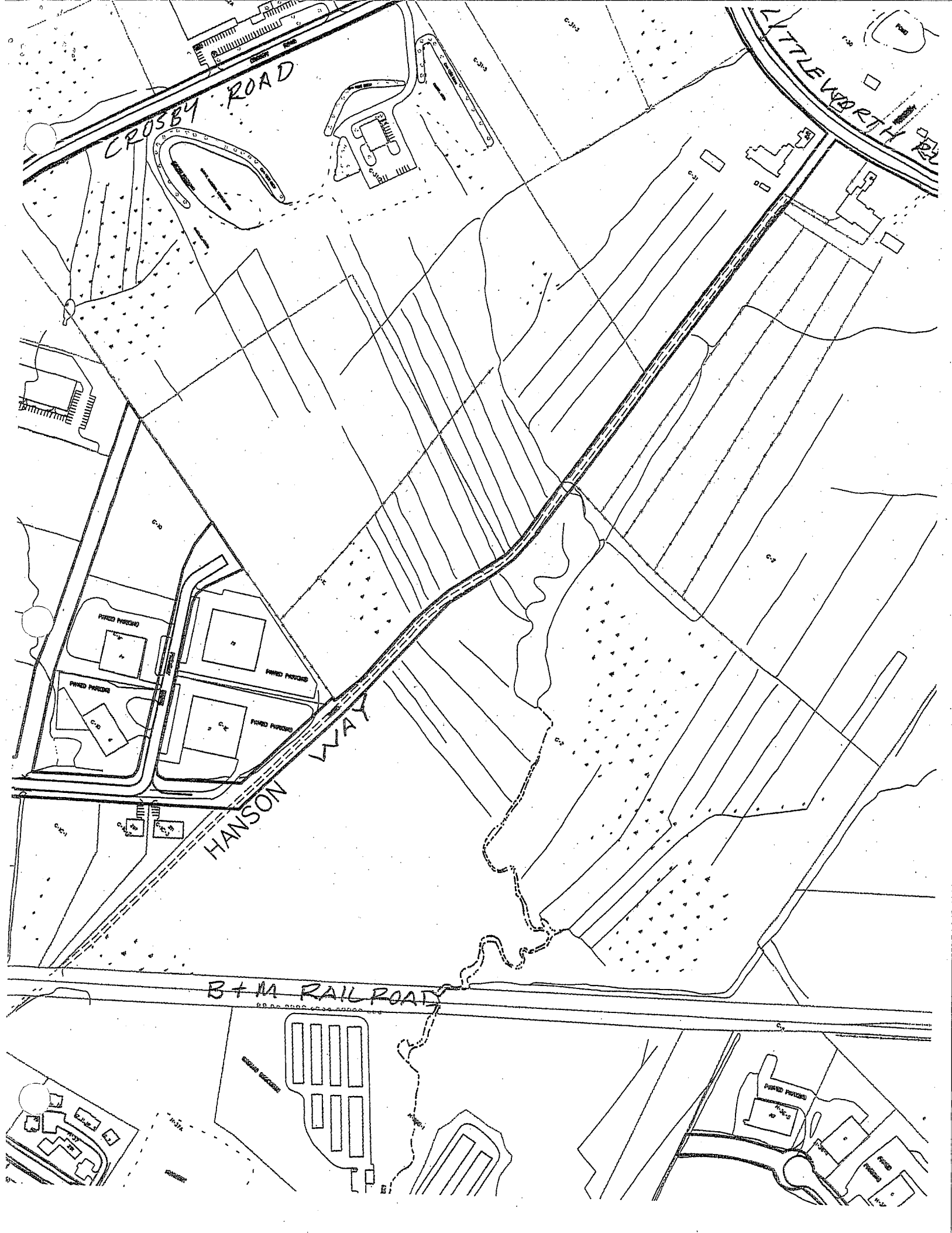
1. Gave report on actions taken in the past on each segment of the roadway and explained current status.
2. Discussed past City actions, DIDA actions and status of deeds & plats.
3. Discussed recommendation for each segment.
4. Listened to abutters' concerns and questions.
5. All abutters were present with the exception of the Chenards. They were contacted but were not interested in attending as they do not live at the Littleworth Rd. property nor do they intend to. Discussed the Chenard property driveway rights at such times as the public way is extinguished. Determined their rights would remain.

Draft recommendation:

Extinguish public's right to pass and re-pass thru Public Hearing Process.
Abandon right of way thru Public Hearing Process.

Split the Hanson Way width between abutting owners as per established road law, including the DEDC strip that abuts Colbath and Riley land, with exception of the segment that runs northerly from the City row that is 70 ft. wide (in other words, retain it as City ROW).

Recommend that the City bear the cost of a partial boundary survey and new deed preparation along the old ROW to be given back to abutters.



CROSBY ROAD

LITTLEWORTH ROAD

HANSON WAY

B+M RAIL ROAD

PAVED PARKING

PAVED PARKING

PAVED PARKING

PAVED PARKING

PAVED PARKING

PAVED PARKING

PAVED PARKING

CONCRETE



← check this

check beds for location and width

NO TRENCH

HANSON WAS

RAILROAD

KNOW MILLS



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Department of Planning & Community Development

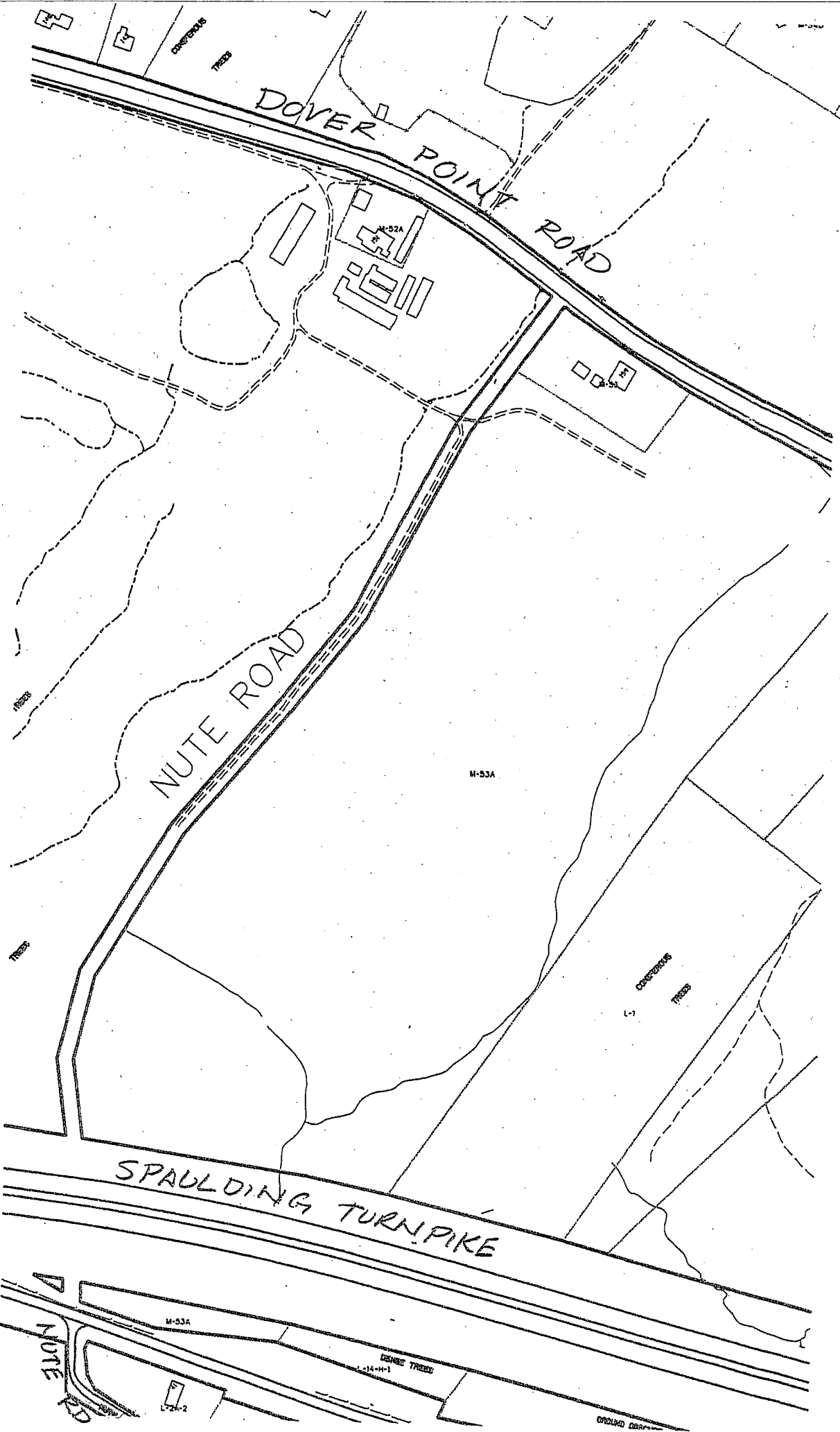
Memorandum

To: File
From: Planning Board Sub-committee on Class VI Highways
Date: July 28, 2004
Subject: Nute Road)

Planning staff has reviewed the plats, City and state records and deeds pertaining to Nute Road (the section east of the Spaulding Turnpike) and has presented the information to the Committee. The Committee has inspected the roadway and has determined that the roadway is in a Class VI status, subject to gates and bars. The public's right to pass and re-pass appears not to have been extinguished.

The Committee's recommendation is initiate discussion with the owner about their plans for land adjacent to the roadway. The owner's engineer indicates that the owner wants the roadway to remain status quo until he develops his abutting land using said right of way for a dedicated City street. The Committee recommends that the situation remains as status quo until development happens, unless the City takes action on its planned force sewer main first.

The Committee recommends that no further action on this roadway be taken at this time.



DOVER POINT ROAD

NUTE ROAD

SPAULDING TURNPIKE

M-52A

M-53A

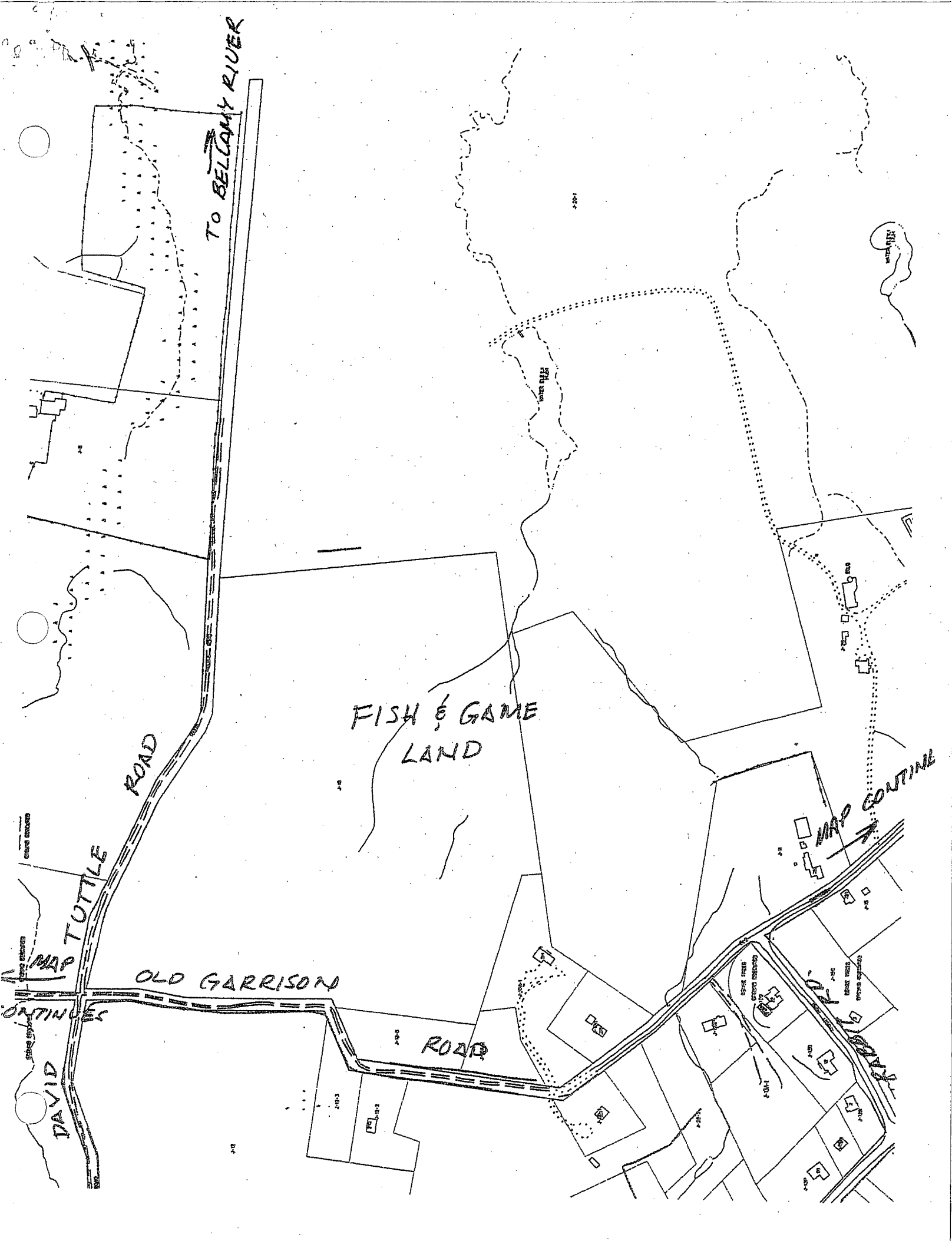
M-53A

CONCRETE TERRACE
L-14-H-1

L-724-2

NOTE

ORIGNAL COPY



TO BELLEAMY RIVER

FISH & GAME
LAND

TUTTLE
ROAD

OLD GARRISON
ROAD

DAVID

MAP CONTINUE

ROAD

ROAD

MAP CONTINUE

MAP CONTINUES
←
OLD GARRISON

GARRISON

WRIGHT ROAD

ROAD

RISCA TAQA RD.

VIEW ROAD

