

TOWN OF ENFIELD
BOARD OF SELECTMEN

CLASS VI ROADS POLICY

Section I. PURPOSE

The Selectmen recognize and are concerned about the potential for scattered or premature development in areas that are not adequately accessible to emergency vehicles and which otherwise lack satisfactory public services. The Town of Enfield has been presented with an increasing number of requests for building permits on Class VI roads. Presently, there is a need for standards by which the Selectmen can evaluate an application for a building permit on a Class VI road. The standards would provide the Selectmen and the Planning Board with guidance in evaluating the merits of a request for a building permit on a Class VI road and would prevent arbitrary and inconsistent results. The following is not to be considered an exhaustive statement on Class VI roads, and each case will be decided on a case by case basis.

Section II. POLICY

It shall be the policy of the Selectmen, in accordance with the Master Plan, Zoning Ordinance, Subdivision Regulations, and previous Town vote expressing the intent to preserve Class VI roads as recreational/conservational public ways, to discourage construction on Class VI roads. The Board may take such actions as it deems necessary to insure against the scattered or premature development of land that could involve danger or injury to the public health, safety and welfare, due to the lack of water supply, drainage, access or other public services, or that would necessitate an excessive expenditure of public funds for the supply of such services.

Except as otherwise provided below, each request for a building permit on a Class VI road shall be reviewed by the Planning Board and evaluated according to the following criteria:

A. Road Condition

1. Length of road
2. Width of traveled way
3. Width of right-of-way
4. Road surface and condition
5. Condition of the road bed with regard to the depth and quality of gravels
6. Steepness of the grade on the portion of the road being considered
7. The existence of large rocks or ledge in the road bed
8. The existence of areas which flood during seasonal rainy periods
9. Impeded access due to mud during rainy periods

10. The adequacy of drainage along the road
11. The condition of any existing culverts and the need for new culverts
12. The condition of curves and switch backs
13. The existence and condition of any bridges on the road
14. The proximity of trees to the traveled way
15. Any other condition of the road which would affect its suitability for development

B. Intensity of Use

1. The ability of two cars to safely pass each other
2. The ability of a plow truck to pass along the road
3. The ability of a fire truck or emergency vehicle to pass along the road
4. The distance to the closest Class V or higher quality road
5. The number of existing homes already located on the Class VI road
6. The distance to the closest residence
7. The distance to municipal services, such as police, fire, water, sewer, utilities and schools
8. The consistency of the proposed development with the Master Plan
9. Any other factors which would affect the suitability of the road for use by the proposed development

By using these criteria, the Planning Board and Selectmen may determine which Class VI roads would be suitable for the issuance of building permits that would not cause premature and scattered development, not distort the Master Plan, cause financial or access hardships to future purchasers of the subject property, or undue financial impact on the municipality.

Upon favorable review by the Planning Board according to the above criteria, it shall be the policy of the Board of Selectmen that when a permit is approved, it shall be allowed at a density not to exceed one single family dwelling, with accessory uses, per parcel of land. Any further property development shall require review by the Planning Board under the standards for site plan review.

Persons desiring to build and gain access off a Class VI road after a favorable recommendation by the Planning Board, may be permitted to do so by the Selectmen, provided that they agree to bring the road up to minimum standards approved by the Planning Board and the Board of Selectmen. These standards shall adhere as closely as possible to the Town of Enfield road design standards established in the Subdivision Regulations, except that the width of the traveled way shall be a minimum of 16 feet and the shoulders shall be a minimum of 2 feet. A building permit will not be granted prior to the receipt of a performance bond covering the expense of necessary road improvements in compliance with all applicable laws, ordinances and regulations.

In a case where a year-round single family dwelling has already been established on a Class 6 road by this permit process, an additional building permit for an accessory use to that dwelling may be issued without further Planning Board or Board of Selectmen consideration.

A notice of the limits of municipal responsibility and liability, in a form satisfactory to the Board of Selectmen, shall be recorded in the Grafton County Registry of Deeds prior to the issuance of any building permit authorized hereunder.

Section III. MAINTENANCE

It shall be the responsibility of landowners who have been granted permission to build on Class VI roads to maintain, at their own expense, the portion of the road needed to access their property. Such maintenance work shall be sufficient to permit ease of access by emergency vehicles at all times.