

TOWN OF BOSCAWEN, NEW HAMPSHIRE
Policy for Acceptance of Roads
March 2012

WHEREAS, WE, the Board of Selectmen hereby determine that in order to protect the public health, safety and general welfare, it will be necessary and in the public interest to adopt the following Policy for Acceptance of Roads for the Town of Boscawen; and

WHEREAS, the Board of Selectmen did, in accordance with R.S.A. 31:39 I., on the 22nd day of June, 2012, cause a notice to be issued including the proposed Policy for Acceptance of Roads, and giving the location of draft copies of the proposed Policy for Acceptance of Roads, and the time and place of a public hearing thereon, which notice was published in the Concord Monitor on the 28th of June 2012, and did on the 11th day of July 2012, officially held a public hearing on the proposed Policy for Acceptance of Roads for the purpose of giving all persons interested and citizens of the Town of Boscawen, New Hampshire an opportunity to be heard on such proposal; and

NOW, THEREFORE, having considered the testimony presented at the aforesaid public hearing, we, the Board of Selectmen of the Town of Boscawen, do hereby ordain the following to the Town of Boscawen Policy for Acceptance of Roads be adopted, Vis:

TOWN OF BOSCAWEN
POLICY FOR ACCEPTANCE OF ROADS

Under authority given under RSA 674:40-a to the Board of Selectmen

All roads or streets proposed for acceptance by the Town of Boscawen will have first addressed the following items:

- 1) A *complete* Application must be received (*copy attached*) Final acceptance of the application will take place by the Board of Selectmen after Step 3 and Step 6 has been completed. The public hearing to accept the road shall take place after a 12 month period has lapsed from the date of application acceptance and after a final inspection by the Town.

Intent: Complete applications may be submitted during the year at any time. Upon review of Step 3 & Step 6 and the approval of the Land Use Coordinator, Public Works Director and Town Engineer, the Selectmen may accept the application. At this time, the clock begins. The developer must carry a bond for a minimum of thirteen months, which cannot be released until after final road acceptance. Owner/Developer must take care of the road during this period.

- 2) Certificates of occupancy must be issued for buildings on at least 50% of the platted lots.
- 3) At least one set of the project's construction drawings updated with the following as built record information must be provided:
 - a. Center line profile, vertically & horizontally;
 - b. Representative cross sections at 500' intervals or less and at drainage crossings;
 - c. Drainage locations and inverts;
 - d. NH Professional Engineer (PE) or land surveyor stamp on drawings;
 - e. Certificate of monumentation that all ROW bounds have been installed.
- 4) The land being offered for dedication will be the same as described in the approved subdivision and/or site plans and the road(s) or street(s) shall correspond in location and lines with those road(s) and/or street(s) shown on the previously approved subdivision plat or site plan, being the same subdivision and/or site plan that has been recorded with the Merrimack County Registry of Deeds, or on the official map, or a street plat, adopted by the Boscawen Planning Board. (Approval of the plat or site plan by the Boscawen Planning Board shall not constitute the acceptance by the Town of the dedication of any street, highway, park, or other public open space.)
- 5) Any road or street, which has not received prior Planning Board approval, as set forth above, shall not be accepted by the Selectmen without an affirmative Town Meeting vote pursuant to RSA 674:40, III.
- 6) Design Engineer will provide a report with an opinion as to conformance of the construction to the approval drawings. A punchlist and recommendations should be provided. Review and approval is required by the Land Use Coordinator, Public Works Director and Town Engineer. The Town Engineer review will be at Owner/Developer's expense.

- 7) The deeded property will be in the form of a Warranty Deed including any and all easements attached to the property and all abutting property.
- 8) The Warranty Deed must be accompanied by certification from an attorney or qualified Title Search Company that the property to be dedicated is free of liens or other encumbrances which would interfere with its use as a public way, and the deed and title certification shall require approval from the Town's Attorney, at Owner/Developer's expense.
- 9) The fee for recording the deed, if any, after and along with the Selectmen's acceptance, will also be attached and made out for the appropriate amount to the Merrimack County Registry of Deeds.
- 10) The Owner/Developer, for the required public hearing pursuant to RSA 674:40-a, will provide a list of abutters along with the fee for certified notification of each plus the fee for a public notice. The public hearing will be posted in two public places and in at least one local newspaper.
- 11) Prior to final acceptance of the application the Owner/Developer will provide proof of an acceptable bond or irrevocable letter of credit in an amount no less than 25% of the total installed improvements as required by the Planning Board. Release of the Bond is subject to the Public Hearing and final acceptance of the road by the Board of Selectmen. At no time will the Town of Boscawen release the bond or relieve the Owner/Developer of its financial responsibilities during the one-year period following acceptance of the application.


Attachments: Application
Sequence of events for road acceptance

It is ordered that the above **Policy for Acceptance of Roads** for the Town of Boscawen be filed and recorded in the office of the Town Clerk, and that these regulations become effective on the 12th day of July, 2012.

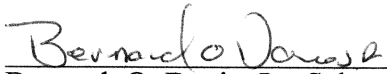
Sincerely,



Craig T. Saltmarsh, Chairman



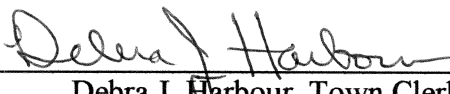
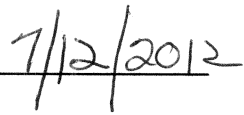
Roger W. Sanborn, Selectman



Bernard, O. Davis, Jr., Selectman

BOSCAWEN BOARD OF SELECTMEN
Boscawen, New Hampshire

July 12, 2012

Adoption Certification:  Date: 
Debra J. Harbour, Town Clerk