

From: [Diana Carroll](#)
To: [Karen Edwards](#)
Subject: Letter to Michael B. and Planning Board
Date: Sunday, May 23, 2021 3:39:35 PM

To: Michael Behrendt and Planning Board

From: Diana Carroll

Re: Remarks given at the May 12th PB Public Hearing

Good evening. Rich Reine has done the Planning Board and the public a service by writing a long, detailed, comprehensive letter explaining why the Town would NOT accept the Gerrish access road as a Town road. Thank you, Mr. Reine.

In his letter Mr. Reine also states some of the costs associated with this road--- that are most interesting. He cites specific costs that to my knowledge have never been shared with the Planning Board or the public before. Two of these costs he noted:

- First, the Gerrish access road will cost over \$1 million to construct. \$1 million is a lot of money and the Gerrish access road is, I believe, less than ¼ of a mile long. (Please correct me if it is more than ¼ of a mile long, Mr. Sievert.) It will require the HOA to set fees high enough to pay for short term and long term repair and replacement. How high do these fees need to be to cover the costs that will certainly arise?
- Second, Mr. Reine gave an example of what might need to be replaced in the future. The example he gave was the arched pipe in the ravine. To replace this arch today would cost approximately \$450,000. There is no way that 15 households could pay for the replacement.

There are a few questions I have about the costs that are provided in Mr. Reine's letter---I believe that it is important to know when were the costs of building the Gerrish Access Road known? Why is the Planning Board and public just hearing about them now? And also before voting on whether this road should be public or private, wouldn't it be necessary to see a long range Home Owners Association list of fees that would be used to pay for the repairs and replacement of the private roads, etc.?