

Town of Pembroke

Roads Committee

311 Pembroke Street, Pembroke, NH 03275

MINUTES

Tuesday, October 6, 2015

Meeting called to order at 6:00 P.M.

- 1. Attendance:** Present: Buddy Curley, Doc Greco, Brian Seaworth, Paulette Malo, James Boisvert, Oscar Plourde
Unavailable: Jason Menard

2. Old Business:

- a. Update on 2015 Roads projects
 - b. Update on Pembroke Hill Project (KV Partners, Mike Vignale)
 - c. Update of Plan from KV Partners (Upper Beacon Hill, Eastview and East Meadow)
- a. Jim said that everything is done except Rosedale for the town. It is the last on the list and we will encumber the funds for next year. Looks like there is \$87,000.00 left.
- b. Mike said that the driveway and curbs should be done in the next two weeks. The Committee members asked again about the manhole covers. Mike said they still have more work to do. Basins work better now but will be even better once they are finished next year. If the work has not been done by November 15, 2015, the liquidated damage is \$500.00 per day. The manhole and catch basins will have risers put on them next year. Safe Routes to School is on hold until next year, still waiting for DOT. The schedule says the sidewalks need to be done by February, Mike is going to try to have them done in January.
- c. Mike brought plans for Upper Beacon Hill. He discussed drainage on the current plan and all present added their comments and questions. They continued discussion on the problems of drainage on private property. The fact that land owners have filled in many ditches causes the drainage route to fail. This issue is a Code Enforcement issue. Oscar expressed his concern not for the flow of the drainage but for the cleaning of them. The plan has some of the drainage open and some closed. Discussion continued on the direction of flow and costs. The Roads Committee members had hoped not to have to do the roads in bits and pieces but the Board of Selectmen have the final say as to what projects will be able to be done next year. Construction cost of \$759,775.00 is the estimated cost to do Beacon Hill Road. Asking for more than the usual budget of \$600,000.00 for the roads was suggested and they all agreed that that was an unlikely event. Discussion continued on what the options were to do something on Beacon Hill. Holding off until they have the money to get another road bond and do the whole thing right was also suggested. It was thought that it would be another three years before having the money would be feasible. Beacon Hill needs to be ground before paving. They debated which roads to juggle to find the money to do something with Beacon Hill this year. Rosedale is still not being done this year because the money is going into Kimball Street. The Water Works is putting in an

additional 280' of water main and hydrants. The town still needs to run 125' drainage pipe. If you take Rosedale off the list then we can do some work on Beacon Hill. It was stated that Kimball should have been engineered, because of all the work involving several departments. But since it wasn't and we are therefore doing it as we go and it may cost more than was allotted. As it stands, the waterline is right on top of the town's drainage. Oscar questioned why was it going to be so expensive and was told because of ledge. The gas line is 12" down. The curb company is coming in on the 19th and it is going to be paved before the 19th. Tomorrow hopefully the Water Department will be done so we can be right there to finish things up. Paulette suggested to Jim that the Selectmen should be informed that Water Works has known about this project for two years. They are holding up the construction that we have planned for two years. We had encumbered the funds last year because Water Works didn't have the funds to do their part. Two Thursdays ago the Water Works Department decided they had the money now to add to their lines and were told to go for it. Now it is so late in the season and they had delays because of other unforeseen fixes in other areas that had to be done and that has been the reason for the delays on the Town being able to get things done sooner. Jim has informed David of the delays and it is up to him to relay that information to the Board of Selectmen. There was a change from Water Works about who was going to do the work on Kimball. Then work came up for Kimball or Reynolds which involves sewer, water and storm drain. So Water Works chose to work on Kimball and "Billy" would send a dirt crew to the Reynolds job.

Motion: Paulette motioned that the skip Rosedale for this year on the top coat and do a 500 foot 'bandaid' on Beacon Hill

Seconded: Buddy

All in favor

This recommendation will be sent to the Board of Selectmen.

East Meadow, Mike went over the plans discussing berms, pipe sizes, which will all be private. If you plug at one spot and then connect it in another area. Jim asked about the old sewer at the top of Kimball Street by Veers house where does that come out. They found a catch basin that comes out on Church Street. The pipe is good. Mike continued to explain the drainage directions on the plan. Then Upper Beacon Hill was brought up again and how to present it to the Selectmen to shift the funds to do partial repair there. In 2018 the town should be able to do Upper Beacon Hill once Pembroke Hill is paid off. This is major road construction. If we put both together, we could do a 1.1 million bond. Discussion continued on when and how the future projects will be financed. Mike said the town has one year to determine what the plan will be and then 5 years to implement the plan with reference to the MS4. Discussion continued as to the criteria of MS4 and Mike left the meeting.

3. Any Old Business:

- a. Oscar asked why there is a bump from Pembroke Street and Noyes Street. Jim said he would check on it. Reclaim was questioned if it was contractor or town responsibility. Jim said it will be used on Kimball Street.

4. New Business:

- a. Pembroke Meadow LLC conceptual

a. Patrick Coleburn is the project manager from the Keach-Nordstrom Associates. We are the land surveyors and civil engineers working on this project for Pembroke Meadows LLC. They own five existing undeveloped lots that have frontage on Pembroke Street and Broadway. They are proposing to do is consolidate those lots and resubdivide in order to propose 110 new

residential building lots. This plan is an overview that shows (200 scale) the proposed development how the 110 lots lay as well as the new roadway network that will serve those lots. So quickly what we've got is Pembroke. Using the frontage on Pembroke Street coming in with a new through road, Ashwood Lane and coming out on Broadway where there is also frontage. There are several short loop roads and dead end cul-de-sac roads proposed that provide frontage for the new lots. What's interesting about this plan is that it actually proposes 111 lots. The 111th lot is the 'remainder land' which is on the other side of the Tennessee Gas Easement and that is proposed to be a non-building lot so that is proposed to be owned in common by the 110 new home owners. And on that lot we will extend municipal sewer down to this sewer easement. We will propose all of our storm water improvements, we have detention ponds proposed and infiltration ponds proposed that will serve the runoff because the land slopes down from Pembroke Street towards the Merrimack River. We don't actually own frontage on the river there is a small sliver of Public Service land between our property and the river. Never the less the storm water is heading that direction. We're picking up and collecting it in some open drainage systems and then discharging that treated storm water over the hill toward the river. We will be extending municipal sewer and municipal water to the development. Just recently, we had our first meeting with the Technical Review Committee and we heard from Paulette that there are issues with municipal sewer at the moment so we are steadfast in waiting to see how that process plays out. We are not in a rush, we have submitted a plan for design review only. We have not submitted or prepared a plan that is ready for formal consideration of the Planning Board. Oscar asked what good is this for the roads committee if it is not the right plan. Mr. Coleburn said he was asked to come here. At this early stage he wasn't sure if he should be at this meeting. In design review what he is trying to do is to figure out the concerns of the Planning Board, of department heads might be. He heard much of those at Design review. Again this process is going to take a long time. He understands from Paulette that there core proceedings that are scheduled for January that may or may not determine the fate of our sewer connections. Without sewer this plan could look a lot different. But we need to wait and see how everything shakes out. What we have done is an archeological survey of the site, there may have been Native American past, but we received a clean bill of health in that respect. We have stared down the path of the environmental aspects. But to date he has not prepared the permits applications required for wetlands crossing. What we have, he will call a 50% plan, it is for the purpose of gathering department heads concerns. Then he will have plans that address those concerns and hope for a smoother process. The committee asked questions about the main entrance to the development and distances to other roads. The duplexes that are there enjoy easements rights over a portion of Pembroke Meadow LLC property for that driveway. So when the new road comes through their driveways would access off the new road. He has yet to engage a traffic consultant. DOT saw a plan that looked much different than this on back in 2003. It was for mixed use of elderly, single family housing and condominiums. History of prior development proposals was discussed. Paulette clarified for Oscar that they were asked to the Roads Committee to review as a conceptual plan so that could look at the interior internal roads of this proposed plan. The Committee does not have jurisdiction over Route 3 or Broadway. We need to go over drainage, sidewalks, etc. Discussion continued on these issues and if for example the sidewalks were not required a waiver would have to be issued because of the Zoning regulations. This plan also proposes that the project be broken up into seven different phases. There is not a current market to support the whole project being done at once. It would probably be a built out of seven to ten years. The question of the effect on the school system was brought up. He did not have an answer but said that a community impact plan would have to be addressed to determine the estimated effect on the schools, fire, police, etc. Mr. and Mrs. Wayne Burt were present and

Mrs. Burt spoke up to ask about a Heritage Walk area. She wanted to know if there was anything in the plan to include recreation. The land is very steep in the area she was looking at. There is apparently a path in the area now. The area of the plan is steep and sewer was designed to avoid gravity feed. Softening the grade has been worked into the plan. Discussion continued on water flow. Detention ponds were discussed and the ownership for maintaining was brought up. This has yet to be determined. The plan proposes town roads and therefore town drainage, town sewer and town water that would make the retention ponds town owned and maintained. Easements were discussed and how they have been a problem in the past as landowners fill in the drainage. This plan designated that the landowners would be responsible for their individual lots maintenance of drainage. Mrs. Burt said if the homeowners own a stream, then they can do anything they want. She was quickly rebutted by DES rules and regulations stating you cannot touch wetlands. She then asked about lot sizes. The minimum lot size 20,000 square feet, 14,000 square feet is required to be buildable. About ½ acre. The capacity of sewer is at issue for this development as well as town wide. There is an assessment fee that would be \$168,000.00 for the development toward the improvement at the plant. Discussion continued about plans to increase the sewer plants capacity, which has been an ongoing financial issue between Pembroke and Allentown. Mr. Coleburn had talked with the Fire Chief about access through Mason. They do not have access in this plan. Mrs. Burt asked about where the project would start. Mr. Coleburn explained the phases of construction to those present. Mrs. Burt's concern was the volume of construction traffic on that initial road. Mr. Coleburn explained further. She owns one of the duplexes and is concerned about the driveway. He explained that her driveway is on his clients land. Discussion continued on to the length of cul-de-sacs allowed by town specifications. The discussion wrapped up that this is a conceptual plan and a lot more information needed to be gathered to before the final plan was ready.

5. Any New Business:

6. Accept Minutes:

- a. September 1, 2015

Motion: Paulette Malo motioned to approve minutes as written

Seconded: Brian

Vote: All in favor

Next meeting November 3, 2015

7. Adjourn: 8:00 pm

Motion: Buddy motioned to adjourn

Seconded: Doc

Vote: All in favor