

Town of Pembroke Roads Committee

311 Pembroke Street, Pembroke, NH 03275

**MINUTES
Tuesday, February 5, 2019**

Meeting called to order at 6:03P.M.

1. Attendance: Present: Vincent Greco, Buddy Curley, Brian Seaworth, Paulette Malo, Jay Menard, Tim Goldthwaite, James Boisvert & Victor Ranfos

Additional Attendance (residents & guests): Lisa Gilbert & Leonard Barratt 472 Fourth Range Road, Dean Williams (CNHRP) and from San-Ken Homes: Nikki O'Neil, Kenneth Lehtonen (VP) & Mike Bangs

2. Old Business:

- a. Rokeh Consulting – Robinson/Fourth Range Road project, plan update
- b. CNHRP Road Inventory
- c. Culvert Inventory

a. Rokeh Consulting explained the project. There is now 48 Lots for single family homes and 1 lot of about 44 acres. There are no longer any back lots. Regarding Pembroke Hill Road and Fourth Range Road paved area now, the question was posed: How many feet of road do you plan on upgrading? Fourth Range Road would get a mil and overlay on approximately 75-150'. There is currently a 60 foot town Right-of-Way on Fourth Range Road at the intersection coming out of the project heading north/ northwest and that would remain. They will have the same Right-of-Way going south. There is a total of 1786 feet that they are improving on the Class 5 portion. On Pembroke Hill Road there is a huge oak at the edge of the pavement by the old pound. What are your plans for a safe line of sight? There is also a super elevated crown going the wrong way, west to east. Their plan is to have a 4-Way stop making it as square and level as possible. Fourth Range Road is the main line of sight at that intersection. Discussion continued on the area of Pembroke Hill Road and Flagg/Robinson Road area and making improvements. Mike Vignale is doing an engineering review of the project. They discussed further, the large tree that is in a stone wall and that it is a safety issue as far as line of sight at this point is bad. Mike had also told the developer that Fourth Range Road would be a 'collector' road (24' wide) v. local road (20' wide) and needed to be upgraded. The newer plans reflect that change. A collector road would be 24' paved, with 2' gravel shoulders and still have a 60' Right-of-Way. Areas on the plans have curbing, gutters and berms to control flow from sheeting off into the wetlands. The Planning Board had determined that the plan has a 'regional impact' and would be addressed at the meeting of the Planning Board at the end of the month. After that there would be a public hearing.

Discussions continued and included the shared driveways on the plan. They are to be considered private roads. Concern over maintaining these shared driveways was noted and the town would like to avoid having them labeled 'emergency lanes' because it could put it back on the town to maintain. As a private drive, it would not need a turnaround but emergency vehicles would likely need such a turnaround. Language can be added to the plan to define stipulations. No sidewalks, Fire department

is concerned about equipment accessibility. If the plan is accepted and public hearings have been held, the owners still have the option to address the Board of Selectmen to change how the town deals with these shared driveways. The Highway Department would like to avoid any changes after approval that would put maintenance on their department. Traffic impact study was done for the initial planning board application. An updated study will be submitted since the plan has reduced the number of houses.

The project will connect to Fifth Range Road also. Road and project names were discussed. Some on the plan are very similar to roads already in town. The town has to approve any names assigned. A discussion took place about the swales on private property. Paulette asked if the Planning Board could add that these drainage areas/easements be marked so that home owners will know what they are. There are to be three phases to construction, Fourth Range Road, Pembroke Hill Road and connecting to Fifth Range Road. One of the residents in attendance was concerned about logging and construction vehicle issues. Noted that prior loggers had made a mess of the road and shoulders. The board explained that if an individual did damage that they are liable for repairs, if the contractor attached to this project did damage outside the scope of their project, then that company would be responsible for repairs needed and would have to deal with the individual owners whose property was involved. Discussion continued and included questions about development of the Range Roads. It was stated that it is illegal to stop development of the Range Roads unless there is a valid reason that it would not be in the best interest of the Town. Like putting a road through a lake. There have been articles brought to town vote and the voters have approved the changes that allow development on the range roads. So even if the abutters don't approve of a project, as long as things are legal then they cannot stop the owners from developing the property. The cost of these new homes would be starting in the \$300K's and into \$400K's, but would be dictated by the market and the purchaser's custom options. The comments from TRC was that none of the project would become the Town's responsibility to maintain until all phases of the project are completed. This would include trash pickup and plowing of the roads. In Planning, there are stipulations that a percentage of the project must be done and the final top coat does not have to be on before the town starts to maintain. The developer thought this project would be a three to four year process. As a developer, they have maintained a project in Milford for three years. Top coat will be applied this year and then that town will accept it and full responsibility for maintaining the roads in that development. The actual percentage is in the subdivision rules and they will look into what is in effect for this project.

Motion: Paulette Malo motioned to recommend to the Board of Selectmen that it appears that all of the road and drainage conditions required by the roads committee are being addressed in the subdivision plan and that they can move forward.

Seconded: Tim Goldthwaite

Vote: All in favor

b. Dean Williams from CNHRP was in to discuss the Road Inventory project. Dean brought in large maps showing the roads to be fixed over a six year plan. He and VJ had grouped the repairs to work with an estimated budget of \$250,000.00 per year. Public Works had a short list then Dean and VJ added to that a list of priorities. They discussed the tables which give estimated costs, types of repairs recommended, etc. Funding was discussed with regards to budget, bonding projects that take away from the annual roads budget. They concluded that with these plans showing several years, that it might be easier to sell the Board of Selectmen and voters on appropriating funds for road projects.

c. Nothing available for this meeting on culvert inventory. Jim will check again with KV Partners.

3. Any Old Business:

4. New Business:

- a. "Bonding", hot top for temporary driveways
- b. List of roads for paving bids in 2019
- c. List of roads for crack sealing bids in 2019

a. We have a situation on Kline Way. The logger was going to come out on Pembroke Street but the State does not want them coming out there. They are now going to use Kline Way but need a temporary driveway. Jim has not signed the temporary driveway permit request for this instance because he wants a guarantee against damage. This particular logger did damage in another area of Pembroke and refused to repair the road damage. The state says you cannot bond the logger. Therefore the bond would have to be on the temporary driveway and would be the property owner's responsibility. If damage is done to the apron of that temporary driveway and the adjacent road the bond would cover those repairs. Members of the Roads Committee suggested and agreed that it be an expensive bond to guarantee coverage for damage.

b. Suggested primary roads for 2019 are: Beacon Hill Road, East Meadow Lane, East View Drive, Union Street, Glass Street, Pembroke Hill Road, North Pembroke Road and Sixth Range Road. Some may still be dependent on the North Pembroke Road bridge project. These roads will be presented to the Board of Selectmen for approval.

c. List of roads for 2019 crack sealing: Alexander Drive, Ashley Drive, Belfry Court, Borough Road, Fifth Range Road, Jacks Drive, Pembroke Hill Road, West View Terrace, Bridge Street, Keystone, Middle Street, Kimball Street and Terrie Drive

5. Any New Business:

6. Accept Minutes:

- a. December 4, 2018

Motion: Paulette Malo

Seconded: Brian Seaworth

Vote: All in favor

Next meeting will be March 4, 2019 at 6:00 p.m. upstairs at Town Hall

7. Adjourn: Motion: Paulette Malo

Seconded: Tim Goldthwaite

Vote: All in favor

Adjourned: 7:49 pm