

Town of Pembroke Roads Committee

311 Pembroke Street, Pembroke, NH 03275

MINUTES

Tuesday, October 1, 2019

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

1. Attendance: Present: Buddy Curley, Victor Ranfos, Paulette Malo, Jim Boisvert, Brian Seaworth

Unavailable: Richard Bean, Jay Menard, Vincent Greco

2. Old Business:

- a. Culvert Inventory
- b. Review Trench Permit Application and Rules (Chapter 186)
- c. 3, 5 & 10 Year Road Improvement Plan
- d. Update 2018-2019 Road Projects

a. No update as yet, still being worked on.

b. Jim gave City of Concord rules for trench permits to Paulette to review. He felt theirs was pretty cut and dry. This does not have to be ready for October 21 meeting. Paulette will send to other committee members for their input also.

c. Still working on the list because it needs to be sorted to have crack sealing separate from paving and other repairs to present to the Board of Selectmen.

d. Done. The catch basins have to be inspected and the electronic file is needed to send to Cartographics to update the records. North Pembroke Road needed more work than expected. Added shoulders to the work by Advanced Excavating.

3. Any Old Business: Lodges at Pembroke Pines: Advanced Excavating milled a four foot path up the side of Whittemore Road. Public Works has issued three driveway permits for this project as of this date, but the rest should be on KV Partners for inspections.

4. New Business:

- a. Roads for 2020 paving
- b. Main Street Engineering Design, Public Hearing date to be October 21 2019
- c. Gas Company Trench Permit questions
- d. Sherwood Meadows curbing
- e. Conceptual for Beacon Hill Road

a. List was discussed last time.

b. Main Street Engineering hearing is scheduled for October 21, 2019. Jim said he will put notice on the website for this meeting.

c. The gas company wants to work as long as they can, weather permitting. Jim and Paulette noted that after November 15th emergency digging only is allowed. Since they need to do their hot top as they go they could only work as long as the asphalt plants are open and want a waiver to continue after November 15th. They are also starting service hookups and have asked to start on Terrie Drive. Jim wants them to finish Donna Drive and Nadine Road before they start Terrie Drive. Jim does not object to their continuing on the original plan as weather permits and as long as soil conditions allow digging and the asphalt plants are open. He said that they are finding rock which may slow or stop their progress. The gas company contractors have been doing sections completely by days end, very clean. The committee agreed that they should complete Donna Drive and Nadine Road before Terrie Drive is started. The committee felt that Jim has the authority to determine how long after November 15th the gas company can work with the existing conditions.

d. Sherwood Meadows has cement curbing that was put in when the complex was built and has eroded over time. There are four bad sections at this time and Jim felt cement patching would only last for the winter. Cape Cod berms require a hot top overlay. Granite curbing would be more feasible for a lasting fix. The Committee agreed and thought Jim should get quotes from several granite companies.

Motion: Paulette motioned to put Granite curbing for Sherwood Meadows out to bid for budget purposes.

Second: Buddy

Vote: All in favor

e. Conceptual for Beacon Hill: There are three buildings on the plan and the plan is on a 45 acres parcel. A similar plan had been submitted about 15 years ago and denied because of the Route 3 intersection. Discussion continued and mentioned that the project would probably be built with federal funds. The Committee discussed the different definitions of Federal low income v. State low income. Then back to the plan, they felt that the builder was combining ordinances to maximize the density of housing allowed in this manner. Their biggest concern was the road because they did not feel it would support the volume of traffic generated by this project and felt it should be upgraded. The upgrades necessary would have to be determined. They felt the road width should be upgraded to a 50' - 60' right-of-way and be a connector road to Third Range Road. It was believed that a full plan might be ready by January. The builder is already on the Sewer Department waiting list.

Motion: Brian recommended that Beacon Hill Road to Route 3 be upgraded.

Second: Paulette

Vote: All in favor

5. Any New Business:

a. San Ken Homes, Inc. Cluster Concept Plan

a. . Sandra Lehtonen was in for San Ken Homes, Inc. to discuss the subdivision Cluster Concept Plan for 373 Fourth Range Road. They had been to Planning Board and were here tonight to show what is happening with this new plan. She discussed the road lengths and that this plan

does not involve the other range roads. The new roads would be built to Town specifications to eventually become town roads and this plan also reduces the impact on wetlands. She discussed the different phases of the plan and that there will be 56 lots. There are no shared driveways like there were before and this plan leaves 95 acres of open space which will be untouched but is not labeled as conservation land. The question was posed regarding the status of the original plan, and the committee was told that the original plan is on 'stay'. But if this plan is approved the other one will no longer be valid and is off the table. The Committee discussed open space vs. conservation land. There are apparently different views on if the land should remain on the owner's deed or be turned over to the Town. If it remains on the deed there is some tax revenue for the Town. If it gets turned over to the Town as Conservation land there is no tax revenue. Discussion continued on the effects of leaving the open space on the deed of owner in order to meet the requirements of the "Open Space" development concept and avoid the less than minimum lot requirements.

Brian continued the discussion with the Planning Boards concern over nonconforming plans and that it is important to get input from all departments to address and meet the criteria for health and safety issues. Road access for fire and emergency vehicles needs to be met. These items have been presented to the Technical Review Committee (TRC) which is also open to inviting all opinions from other departments so that the reasons for ordinances can be better understood and not jeopardize those ordinances.

Our guest thought it would be beneficial to check with other communities to see what issues they have had and how they addressed them. She continued expressing her concern for the need for Work force housing and that was discussed by all. She asked for input from the Committee for their concerns with the conceptual plan presented tonight. Besides the dead end issue of phase one, frontage for lots 19, 20 and 21 was mentioned as the driveways seem to be the frontage. This plan does not have any shared driveways as on the original plan. Road frontage should follow R3 rules. The actual v. conceptual plan will go before the Planning Board in October and should be available to the Roads Committee for their November meeting. Overall, if federal, state and local rules are followed, the site requirements should be met.

Concern was also brought up regarding the financial responsibilities of the builder. The Roads Committee felt the Planning Board needs to understand the bond and/or letter of credit requirements for developments such as this. If only phase one is completed that would leave a dead end, which is what the Town wants to avoid and feels that a temporary hammerhead should be required. Once phase two is completed there will not be a dead end. They also mentioned sidewalks and if there were any waivers for them.

Lastly, new wetland rules and regulations are due to be in force by December 1, 2019 and there was concern that they might affect this plan.

6. Accept Minutes: September 3, 2019

Motion: Brian accept minutes as written

Seconded: Buddy

Vote: All in favor

Next meeting will be November 5, 2019 at 6:00 p.m. at Public Works Building

7. Adjourn: Motion: Paulette

Seconded: Buddy

Vote: All in favor Adjourned: 7:55 pm