

Town of Pembroke

Roads Committee

311 Pembroke Street, Pembroke, NH 03275

MINUTES Tuesday, June 2, 2015

Meeting called to order at 6:05 P.M.

1. Attendance: Present: Oscar Plourde, Brian Seaworth, Paulette Malo, Jim Boisvert, Doc Greco, Jason Menard

Unavailable: Buddy Curley

2. Old Business:

- a. 2014 Final Costs
- b. Update on 2015 Roads projects
 - a. The total for the 2014 is off by a close amount with our regular and encumbered funds. Between overspending of \$2535.00 on the encumbered (2013) and underspending of \$3322.00 on the 2014 projects we are still to the good by approximately \$1200.00.
 - b. There was \$67,000. +/- encumbered that is going to Kimball Street. Then \$33,000. +/- was added to that for \$92,000 for Kimball Street so we should have a little extra. The 2015 Primary Roads worksheet (reviewed 5/5/15) has been updated with the engineering fees for Upper Beacon and Eastview/East Meadow which includes a discount of \$4000.00 for doing the engineering on both areas. Once the engineering is done, the roads committee will decide if there is enough money in the roads budget to do those two on the 2016 list of roads. Kimball needs to be added to this 2015 list. The total to be spent on Kimball is \$100,000.00 if everything goes right. Mike Vignale is on the Pembroke Hill Project. Jim tries to go to the project three times a day. Question on the unit prices for raising structures was discussed. If the contractor has to come back multiple times to raise a structure they are still getting one price but if they are smart about it they will bid for a unit price up to a certain course and they pay time and materials for the rest of the way. This was discussed but never made it to the contract which cost the town a ton of extra money. How do we go about enforcing that so that? Do we have to go back and write our road standards to make sure the contractors add that in? It could mean a matter of \$10,000.00 per street. Twenty three manholes are involved. The roads committee wants to make it clear that there is one price for raising &/or lowering the covers. The Sewer Department had told the engineer to stub all properties even if they don't use them right away. Apparently, only the upper side were put in and Paulette questioned Mike on this. Brian said that they do engineer is a plastic perforated drain pipe that goes from 12 inch to 6 inch that is added into the bell as you go by so you don't have to add laterals. The engineer is talking about 25 foot laterals across the road. When told about this versus

excavating the laterals, the engineer said he would look into this and wrote it down. Paulette heard at the construction meeting this morning. Remember the drainage by Rowe Avenue by the school gate, no catch basin, and it dumps that way and will go into the guys driveway. In this morning's meeting it was revealed that they are now adding catch basins. The house is in a sump, the elevation of the road is not going to make it from point A to B, it is going to dump in his driveway. They are only adding one extra catch basin there because they took one off the plan on one of the corners. Brian's question on Rowe, at the property where the gate goes and turns, is the road going to break and take all of the street water off the easement for the school and dump it back the other way? And the engineer said no. At the time Brian told him that then you are dumping street water on private property and you cannot do that. Other areas were mentioned as problems in the past. Trying to get across to the engineer that although we are not engineers, but we have done this long enough that we can pick up a lot of this stuff and we try to guide them to address particular issues. Jim and Terry talked with Mike and made it clear that the hot toppers couldn't do anything because it is all pitching toward the school or the resident's yard. There is no difference between the school or the private resident as they are both land owners in the town and either way you have to treat them equally. For example the town had to get permission from the school to put in the retention pond. All agree that they need to do it correctly during the project and not fix later. Brian asked if Merrill bid on the drainage work or is this additional. Paulette and Jim said it is an add-on but is a unit price. Oscars said that all this stuff that we are finding and we hear about that was supposed to be engineered, should have been available for review so the bid could go out early. His concern was that the Roads committee never got a chance to review the plans. Since the Roads Committee stops meetings in December, it leaves a gap in the review process. Jim suggested that maybe they should meet in the winter. Paulette said that the plans should have been done by the first of December, so that our last meeting of the year we could review and make recommendations to the Board of Selectmen. Then the bids could be put out in February to get the best prices. They compared and discussed the difference in the price per ton on hot top between the Pembroke Hill Project and the annual roads reconstruction work \$74.80 versus \$68.60 per ton. That is \$2400.00 for 32 tons. That is a lot of money per truck load considering the number of tons in that project. Further updates on the 2015 project list includes Tina Drive covers are raised, hot top is done. Shoulder work still needs to be done. Donald Avenue all structures are up, Terrie Drive all structures are up and they are paving tomorrow. Thursday paving Donald Avenue. Monday Water Works, 3 in travel lane where the holes are, 5 could be also but won't know until he gets there. Billy (Advanced Paving) is coming in to do Noyes lower structures sometime next week. Matt (Water Works) needs seven days to do his two gates and seven houses. Then when that is done, he is going to Kimball Street hoping this week from Millard to Main Street because that is where we really don't know where the main goes. We are putting a topcoat on Rosedale, Paulette questioned why we have 600 feet more on the topcoat. Jim said that also includes the cul-de-sac. Are there any structures in the road? No not in the road. In the future, when Mrs. Egan opens up her land, the cul-de-sac will become part of the road. Jim asked his "higher ups" and was told to pave it. So Rosedale will be the last one the way things are going, but who knows. Jim did not know if Water Works gave their job to Advanced Paving. They are putting new services to every house and adding the main past Allgeyer on Kimball Street. Matt Allgeyer is paying for the water line, sewer will be stubbed to his property but not sure if he will pay for it at this time. If and

when he sells the lot the road would have to be cut to connect. Jim will tell Mike Vignale that the roads committee would like to see the engineering plans at the next meeting for Upper Beacon and Eastview. The Roads Committee wants to have preliminary plans for their October 2015 meeting. We have road standards but not construction standards. Jim has the State construction standard. Last night's Board of Selectmen meeting regarding bids was discussed. Low was \$883,000.00 (Merrill) and the high was \$1,200,000.00 (Lyman) these were for the Town portion and did not include the Water Works portion. 1400 tons of finish that would be put down next year. Finish to be put on in the Spring.

3. Any Old Business:

4. New Business:

a. Pembroke Technical Review Committee Applications

- i. Subdivision Application #15-03, LDW Enterprise Development LLC – 210 Fifth Range Road
- ii. Subdivision Application #15-04, Fowler/Micucci Subdivision- 523 North Pembroke Road

a.i. Public Works issue regarding this Fifth Range Road subdivision. He was told that 5 houses could not be done in the past. This is supposed to be a three lot subdivision, he's building one more and one big lot that he does not plan on putting a house on at this time. The large lot is on a Class VI not a Class V. Discussion of the correct frontage was discussed per lot. He would have to build the road to extend to the lots, which he has objected to in the past. There would have to be a minimum of a hammerhead for a turnaround. This would involve an easement, to do the hammerhead on his property. Measurements were discussed. He will have to meet the zoning requirements. A drainage easement would have to be provided and it looks like there is wetlands that he wants to cross. Before a recommendation was made further discussion continued regarding the measurements required for this subdivision. The owner was trying to get a waiver of road frontages for the lot(s). That would entail going before the Zoning Board. Until he extends the road this subdivision should not happen. The last lot is not buildable but will become a "lot of record" if the plan is approved. The road will need to be extended to comply and make the lot buildable. Maintenance and access is needed for Public Works. The Roads Committee is not recommending approving this as is. Minimum road frontages to be met.

Motion: Jason recommends:

- 1). The road frontage to comply with Zoning Requirements for the third lot.
- 2). A hammerhead for the turnaround be 50 x50.

Seconded: Doc

Vote: All in favor

a.ii. They are requesting two lots, 12 acre lot & 31 acre, through the Zoning Board. The plans are complete and the Roads Committee found no problems with them.

Motion: Paulette motioned to accept as submitted

Seconded: Jason

Vote: All in favor

5. Any New Business:

6. Accept Minutes:

a. May 5, 2015

Motion: Paulette motioned to accept the minutes as written

Seconded: Doc

Vote: All in favor

Next meeting July 7, 2015.

7. Adjourn:

Motion: Paulette motioned to adjourn

Seconded: Jason

Vote: All in favor

7:20 pm