

Town of Pembroke Roads Committee

311 Pembroke Street, Pembroke, NH 03275

MINUTES
Tuesday, September 6, 2022

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

1. **Attendance:** Buddy Curley, Brian Seaworth, Richard Bean, Tom Gallo, VJ Ranfos, Paulette Malo

Unavailable: Vincent Greco, Adam Mendoza,

2. **Old Business:**

- a. 2022 Road Work List Update
 - b. Horse Corner Road, Chichester Paving Update
 - c. Crack Sealing Update, Todd Connors from indus
 - d. Sherwood Meadows Update
 - e. Main Street Project
 - f. 2023 Road Projects
- a. VJ still waiting for Borough Road to be crack sealed. It was scheduled for August 29, 2022, but has not been done yet so he talked to Jeff Perry at GMI and they are still waiting for NICON. So that paving is on hold until they do their part. Otherwise all others on the budget list are done.

Hillcrest is about $\frac{3}{4}$ of the way done.

- b. VJ said we are still waiting on Chichester's work to be done. Not sure what that status is.
- c. VJ said they have finished crack sealing the 2021 roads. They have worked on as many roads with the money that was available for this year's list.
- d. There are two remaining issues. At about \$17 - #19 the curb has settled and will need to be fixed and there is one water issue where it is jumping the curb at #27-#29. Otherwise mostly done. There is a lot of water going down that road.
- e. On Main Street the water is done, drainage in the works, the poles have not been moved yet, so they are working around that as best they can. The supervisor at Consolidated Communications is on vacation so VJ has not been able to touch base with him. Although they can't charge the town to move the poles, we can't exactly force when they will do the work. VJ applauds the residents for their patience.

- f. The list of 2023 roads was in last month's packet and was not put in this packet. Any questions? We are hoping for \$750,000.00 budget. The Committee will have to clean up the list for the budget committee to justify this request.

3. Any Old Business:

4. New Business:

a. Development of Range Roads

a. This issue was sent to the Roads Committee from David and the Board of Selectmen because there has been a lot of talk lately about development on the range roads. Instead of bringing the road up to Town Standards, they (builders) want to leave them gravel because of the cost to the developers. There is an instance where a camp was built on sixth Range Road years ago and the road was left gravel. That party has since sold the property and the new owners came to the town for a permit to build a garage. The permit was issued. Now there is a house (probably worth \$300,000.00) standing on the property where the camp stood. No one knows how they got permits to build this. There is a record on the garage but not the rest. There is talk through the Planning Board to do something different. Individual development v. subdivision builders. The discussion came up because the developers of multi-units can better afford to cover the cost of road upgrades than an individual party. Examples of houses that went in that they are responsible for maintaining the road. It took ten years to get rid of dirt roads. Paulette's concern is that the town will ultimately become responsible for maintaining any new dirt roads. If there is a need for emergency vehicles to reach someone on the dirt road and they can't get there, the worry is that the Town would be liable to those parties. State law does allow a waiver for services but if a property is sold, the agreement would not necessarily be the same. Need to help the Board of Selectmen by coming up with a recommendation to deal with this issue. There needs to be parameters that are fair to everyone if possible. There was a five year regulation that if someone else built by a road that was built to standards, they would need to contribute to cost of the road. Discussion continued about the different scenarios about roads and buildings and costs to upgrade, cost to maintain if left dirt, etc. They talked about TIF which has the Town put funds upfront and then collect over time. Other funding through state and/or federal programs was also mentioned but there is a long wait to get approved and the Town has to do the project in order to get reimbursement for a portion of their cost if approved.

It is the recommendation/opinion of the Roads Committee that we strongly encourage the Board of Selectmen to follow that all buildings be done only on Class V roads and pavement be included if Class VI roads are upgraded for building lots.

Motion: Paulette

Second: Buddy

Vote: All in favor, Brian and Richard abstained

5. Any New Business:

6. Accept Minutes:

a. August 2, 2022

Motion: Paulette motioned to accept as corrected (Buddy wasn't there)

Second: Brian

Vote: All in favor, Buddy abstained

Next meeting will be October 4, 2022 at 6:00 p.m. at Town Hall

7. Adjourn:

Motion: Buddy motioned to adjourn

Seconded: Richard

Vote: All in favor, Adjourned: 7:12 p.m.