

Town of Pembroke

Roads Committee

311 Pembroke Street, Pembroke, NH 03275

MINUTES
Tuesday, November 1, 2022

Meeting called to order at 6:10 P.M.

1. **Attendance:** Buddy Curley, Brian Seaworth, Dick Bean, Vincent Greco, VJ Ranfos, Tom Gallo, Paulette Malo
2. **Old Business:**
 - a. Horse Corner Road, Chichester Paving Update
 - b. Sherwood Meadows Update
 - c. Main Street Project
 - d. 2023 Road Projects
 - a. VJ said shoulders are in everything looks good.
 - a. Sherwood Meadows still has one section of curb and one driveway that need to be addressed.
 - b. Main Street project has been put on hold until Spring. The base coat has been put on the top section from Turnpike to the State right-of-way. They are still going to put the curbing up there before the end of the year but from Turnpike to Broadway it is all on hold until Spring because the gas company, Liberty Utilities, will be moving their gas main from the road to the sidewalk, but this cannot be done until Spring. Hopefully this will be done by June/July. Consolidated Communications will be moving the poles. Some grade stakes had been moved during road construction, but all pole locations have been remarked so they can proceed. Water Works has been completed their project.
 - c. VJ provided the 2023 list. Main Street still on the list because they will do the base coat in 2023 and the final coat the year after. Fairview may need to be moved. There will be several top coats where overlays were done this year. Pleasant Street is the whole length from Prospect to the entrance of Memorial Park. Still need to look at water drainage issues on Pleasant Street. Borough Road, too cold for top coat at this time will be done next year. Will have to encumber funds that are left over from this year to finish up items on this year's list. Pleasant Street needs to be looked at because of prior water drainage issues.

Bow Lane will be the whole length. Water Works is to replace a water main in 2023. They continued to go over the list of prospective roads to be done. Brickett Hill Road will get a top coat from Third Range Road up. Buck Street top coat on the section done this year plus shim and overlay to in front of the farm. Some covers will need to be readjusted. Third Range Road is just the top coat.

3. Any Old Business:

4. New Business:

- a. Range Roads Development
- b. Meeting Schedule

a. The committee had a lengthy discussion regarding policies that need to be addressed to make clear where the Town stands with regards to building of homes on the unmaintained town roads. It is important that requirements are clear enough to stand up in court if challenged. There are State laws that allow landowners to build, provided they bring the road up to town standards. However, the Town rules and regulations need to make it clear that the Town will not maintain these roads and that emergency services may not be available or would be very limited. The rules also need to be clear as to whether building permits would be issued or denied and specific reasons why the permit would be denied. It was suggested that in the cases where building was permitted that these limitations to services be added to the property deed to make sure the Town is not held liable should the lack of emergency services cause issues with the property owner(s). It was brought up that Hooksett rules require sprinkler systems in all new homes. It was also brought up that with off-grid living being popularized by social media, building requests could be on the increase for these remote properties. They decided that there were still too many questions that needed to be answered, perhaps with legal counsel, before the Roads Committee could present their recommendation to the Board of Selectmen.

b. They discussed pending issues and decided that unless something pressing comes up there was no reason to meet in December 2022 or January 2023. Therefore, the next meeting will be February 7, 2023.

Motion: Vince motioned to accept these meeting date changes

Second: Brian

Vote: All in favor

5. Any New Business:

6. Accept Minutes:

- a. October 4, 2022

Motion: Vince motioned to accept as written

Second: Brian

Vote: All in favor

Next meeting will be February 7, 2023 at 6:00 p.m. at Town Hall

7. Adjourn:

Motion: Vince motioned to adjourn

Seconded: Brian

Vote: All in favor, adjourned: 6:47 p.m.