

Town of Pembroke Roads Committee

311 Pembroke Street, Pembroke, NH 03275

MINUTES

Tuesday, October 3, 2017

Meeting called to order at 6:00 P.M.

1. Attendance: Present: Brian Seaworth, Paulette Malo, Jason Menard, Victor Ranfos, Doc Greco, Buddy Curley, Oscar Plourde

2. Old Business:

- a. Update roads for 2017
- b. Pembroke Loop Road project update
- c. Update CNHRP road conditions

a.. VJ said there is to be a preconstruction meeting either on Friday October 6th or on Tuesday October 10, 2017. Since it is getting late in the year the project will probably be moved to next year and the funds will need to be encumbered. It is a total reconstruction project. Pleasant Street still needs to be done. Crack sealing was done on the list of roads including Broadway, Pine Street, Maples Street, Prospect Street, Pleasant Street, Buck Street, Smith Avenue, Whittemore Road, Woodlawn Ridge Road, Donna Drive, Turnpike Street and ¾ of Nadine Road. Those roads used the \$60,000.00 that was allotted for crack sealing. Jim had suggested that they do shim & overlay on Borough Road from North Pembroke Road to the Chichester line since it was beyond crack sealing. The roads on the list that did not get done include: North Pembroke Road (Borough Rd. to Concord line & from Rt. 28 to Epsom line), Cooperative Way, Riverview Way, Commerce Way, Peaslee Drive, Sherwood Meadows and Riverwood Drive. They should be on the list for next year.

b. They were supposed to grind and pave this week but that is on hold, Paulette did not receive the email of updates yet. The State made the town spend an additional \$32,000.00 for another shim coat or they will not synchronize the lights. Continental Paving claims that when they put down the pavement on Rt. 3, that because of the crack sealing the pavement will bubble and crack. So instead of doing the 1 ½ inch top coat, they want to put down a special ½ inch coat, roll it and then put down 1 inch on top so it doesn't bubble and crack. This procedure uses a more expensive product. With this in mind we need to be mindful of our future top coats and shimming to account for any cracking that might occur. Paulette suggested doing a test run, after a year or two, of shim over crack sealing to see what happens. The theory is that the heat of the asphalt causes the crack sealing to expand and that causes the cracking. Discussion continued about crack sealing procedures. The State had agreed to one way of applying it and after DOT met with Continental, they agreed with Continental and changed things, putting it back on the town. Kline Way and the extension of Cooperative Way were accepted as town roads at the last nights Selectmen's meeting.

c. Public Works called CNHRP and were told we are on the list but they haven't gotten to us yet. The information has been compiled but needs to be put in a report for us.

3. Any Old Business:

4. New Business:

- a. Rokeh Consulting – Robinson/Fourth Range Road project
- b. When will Main St. be done, from C.I.P.
- c. 'The Village at Pembroke Pines' Subdivision (Whittemore Rd.)

a. The representative from Rokeh Consulting was in to go over the proposed plans for the property formerly owned by Dale Robinson at the corner of Fourth Range Road and Robinson Road. They looked over the plans. The property goes from Fourth Range Road to Fifth Range Road frontage on Flagg/Robinson. He has met with the town planner, Stephanie Verdile, and also went to a Selectmen's meeting and they recommended going to the Roads Committee to discuss the roads in the area. The committee members expressed concern that all the regulations for development in town be followed to avoid having to present various amended plans. Safety and Maintenance is a big concern of the Roads Committee. Rokeh felt that the grade of the road was conducive to improvements. One area there was only 33 feet between stone walls so he asked if they had to get the full 50 foot width. Referring back to the regulations, 50 feet are required, line of sight is another issue to be considered. There should be 400 foot line of sight and 90 degree entrance to the road. The committee suggested that Rokeh review all the plans to incorporate all things that meet the regulations and avoid anything that would cause a hardship to the town or neighbors as far as Safety and Maintenance. Currently the plan has the main lot plus 29 new lots in the subdivision. They may have an additional lot if the conceptual plan is changed. That will depend on further surveying of the property. Paulette expressed concern on behalf of the Fire Department, that they do not like one way in and out of a development. They need a 50 foot radius to be able to turn the ladder truck. Also, consider tree canopy which can prevent snow melt in season. The developers had been given the impression that no improvement would be acceptable to the town on the range roads. The committee said that there have been objections but that there were still possibilities if the developer includes the cost to improve the roads in their plans. Fourth Range Road is a town road. They discussed improvements in the area on another case. There are similarities but this plan is a bit different. The discussion continued and the committee suggested they go back to Stephanie to clarify where they needed to look for all the regulations that will affect their plans. Also they should keep in mind any work to be done in the road should be done in a manner that future 'in road' work would not be needed. Once a road is built, the town would rather not have to dig it up. Planning board would be the ones to address ditching v. curbing questions to. Closed drainage is better and also more expensive. Discussion continued, Rokeh has submitted preliminary plans to the Planning Board. With the information they have picked up this evening, they may change those plans to fulfill additional regulations presented to the Planning Board and TRC. Both town and state regulations need to be looked at for a full picture of what is required. It is the opinion of the Roads Committee that Fourth Range Road be opened up from Pembroke Hill Road to the end of the property as well as Flagg/Robinson Road to Fifth Range Road.

b. We have a quote from KV Partners of \$19,900.00 to engineer the project on Main Street. The road is approximately *1200* feet approximately from Church Street to Turnpike. The committee is questioning if the footage in the quote is from where the State ended on the double

decker with the Broadway project. The plan should be finished in January 2018 and then could be put out to bid in January 2018 or February 2018. Discussion continued about bid timing and that Beacon Hill should be put out to bid this year. This project will need to be bonded to cover the cost. The utilities also have to be made aware of the timeline so they can schedule moving the poles. At this point it looks like it will be 2 years out. *correct footage *1700* KV Partners will need to re-quote.

c. Have added five units. They discussed the plan which includes a gated access by Nadine Road. The neighbors do not want it opened into their neighborhood. Without that access it is only one way in and one way out for 72 units. The Committee said it should not be allowed. One of the members was told that the gate would have a switch on it to open during winter maintenance of the road. Access for Fire trucks and plow trucks were discussed. Eagles Way is also one way in and out. The yield density plan is what they are looking at and with an open concept development, the open space needs to be retained by the development to be considered a viable plan. The developers had intended to deed that open space to the Town. The Town is checking into the legality of that intension. Donating to Conservation eliminates their responsibility for that portion of the project including not having to pay taxes on the land. Another question for the Planning Board is: Are the roads coming off the main development going to be private or is the Town going to have to maintain those too. If so, there should be better access. There is no hammerhead but if it is considered a driveway, then it meets the requirements of a plan. This is a condominium complex and the additional taxes on the open land should be built into their condo fees. If they want to gate off Nadine Road then it should be left as private and they would take care of maintenance. Discussion of snow removal continued and was a great concern. They felt the gate was a hazard. The plan is calling for all the roads in the project to become town roads. The Committee is questioning if that should happen.

Recommendation to the Town Planner and to the TRC panel: The Roads Committee is not in favor of the gate at Nadine Road and recommends that if the gate remains part of the plan then 'The Village at Pembroke Pines' development should be private.

Brian mentioned a meeting for the Town Master Plan on October 28, 2017 at 9-12:30. He thought it would be a good idea if someone involved with the roads attend the meeting at Pembroke Hill School.

5. Any New Business:

6. Accept Minutes

a. September 5, 2017

Motion: Paulette motioned to accept as written

Seconded: Brian

Vote: All in favor

Next Regular meeting Tuesday, November 7, 2017 at 6:00 at the Public Works building

7. Adjourn: Motion: Doc

Seconded: Buddy

Vote: All in favor

Adjourned: 7:30 pm