

Town of Pembroke Roads Committee

311 Pembroke Street, Pembroke, NH 03275

**MINUTES
Tuesday, July 10, 2018**

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

1. Attendance: Present: Brian Seaworth, Buddy Curley, Paulette Malo, James Boisvert, Doc Greco

Unavailable: Tim Goldthwaite, Jay Menard

2. Old Business:

- a. Pembroke Loop Road project update
- b. Union Street project
- c. Status for Beacon Hill, Eastview & East Meadow project

a. Nothing to update.

b. Completed

c. Storm drain is done on East Meadow, it's paved, the berm is in and they were finishing the driveways today. They hope to have the loam finished by Wednesday or Thursday this week. Upper Beacon to start Thursday or Friday or the beginning of next week.

3. Any Old Business:

- a. Review new plan: Road Extension 7th Range Road (Berube)

a. Completed

4. New Business

- a. Review Paving Bids/Budget
- b. Center Road/James Coughlin with plans
- c. Cole Family Trust, Long Meadow Estates Plan

a. Paulette recommends that we still hold off awarding the paving bid. They keep saying there is \$81,000 +/- available but the Selectmen have not yet transferred the money for the drainage work at Union Street. So we are going to wait until fall to make sure we have all the money.

Crack sealing should begin tomorrow. The priority list for crack sealing was reviewed and the following was suggested: Nadine Drive, Peaslee Drive, Sherwood Meadows, Riverview Way and the AG portion of Cooperative Way. Borough Road (No. Pembroke to Chichester town line) then Donald Avenue, Church Road, Cross Road, North Pembroke Road (Rt. 28 to Epsom line),

Commerce Way, and Riverwood Drive. Glass Street moved to the end of the list followed by North Pembroke Road (Borough Road to Concord town line). We should hold off on North Pembroke Road (Borough Rd to Concord town line) because of the bridge construction to follow. Once the bridge construction is started, the road will be torn up and redone with that project so no crack sealing should be done at this time. Borough Road should be done. It needs more than this but the crack sealing would help. Glass Street is also questionable at this time because major work needs to be done. The drainage needs to be redone too.

b. James Coughlin came in with copies of plans prepared for Wilfred Poirier. Conservation Commission met last night and approved the sale of this property. He discussed the layout of the boundaries around Center Road and Third Range Road. They originally wanted the Town to take over the road but that was not approved. The Town manager did not want to touch any of the road. Mr. Coughlin explained that there is an existing house, and a tower on the property. Jim questioned the legality of the town using the road as a turnaround. Mr. Coughlin said that the Town is not responsible for any maintenance of the road. The Town has been plowing since 1978 and also picks up trash there. There will be an agreement for a common driveway to the two lots that are there. Mr. Coughlin requested additional comments from the Committee stating that they had no other objections to the plans. They responded that their comments have already been sent to the Board of Selectmen. The committee had recommended that the town not take over the road because they can come in from Third Range Road. He pushed for the Committee to explain that they had no other objections to the plan. He plans on extending the road but has to go back to the Planning Board and /or Zoning meeting. Both sewer and water, will be available.

c. . Brenton Cole and Dan Pascukna of KNA Engineering were in to discuss the plans for property located at 354 Pembroke Street and they will go over the waivers requested. Eric Pearson with Equivise, LLC was also present, he is the applicant of the property. The parcel in the plan is located at 354 Pembroke Street and is roughly 49 acres located across from Kimball's Cavern. They are only developing a portion and as with other properties in this corridor, there are easements for Tennessee gas, Sewer, Eversource, etc. There is 1800 foot access road from Pembroke Street, it then heads down hill and comes around on itself connecting at station 500. It is across from Kimball's Cavern. They discussed details of the plan. It has municipal sewer and water and underground gas (all utilities). There are 16 lots. He had two items to address to the Roads Committee. The first, is the width of roadway. They feel that 28 foot width is robust for this area and 24 foot width travel lane would be more normal for this community. Second, vertical granite curbing. The 24 foot width is only the travel lane and does not include the sidewalk. The sidewalk has to be 5 feet as mandated by ADA. Paulette added that on the sidewalk side, the curb has to be straight (vertical) granite because that is what holds it in place. A berm on the other side might be acceptable. No buffer would be acceptable between the roadside and the sidewalk because no one maintains that if it exists. The Post Office would have to be contacted but Paulette would like to see all the mail boxes on the opposite side of the road so that the sidewalks are clear of obstacles and can be more easily cleared of snow with a wing plow. Jim would like the mail boxes be on an angle parallel with the curb line. There is less damage to the boxes by snow plows. Jimmy also asked what do you plan on using for culverts because galvanized do not hold up? They replied plastic. The detention pond will have to be maintained by the town. The Town already maintains several others in town. Jim discussed the slopes of 3 to 1 for upkeep of the detention ponds. It can be done but will be tough. The smoother the grade the better for safety's sake. Road width was discussed and winter parking

bans were also mentioned. A wider road width of 28 feet allows for cars to be parked and town trucks to get by. This plan is similar to Peaslee Drive and the Committee estimates that road is 28-30 feet wide. Back to the curbing, granite may not be required on the non-sidewalk side but full enclosure drainage would be required and an asphalt berm used. Detention pond would have to be fenced all around. One of the lots will be going all the way to the river. This lot is where the detention pond would be. The Town will need an easement to access that detention pond. There would be a gravel base on a portion of that lot so trucks can travel on it. They go back to planning board the end of the month. They are also waiting for a curb cut approval from the State.

5. Any New Business:

6. Accept Minutes:

a. June 5, 2018

Motion: Paulette to table accepting the minutes until the next meeting.

Seconded: Doc Greco

Vote: All in favor

Next meeting August 7, 2018 at 6:00 p.m.

7. Adjourn: Motion: Paulette Malo

Seconded: Doc Greco

Vote: All in favor

Adjourned: 6:45 pm