

# **Town of Pembroke Roads Committee**

311 Pembroke Street, Pembroke, NH 03275

## **MINUTES**

**Tuesday, November 13, 2018**

Meeting called to order at 6:03P.M.

1.Attendance: Present: Buddy Curley, Paulette Malo, Tim Goldthwaite, Vincent Greco, Brian Seaworth

Unavailable: James Boisvert, Jay Menard

2. Old Business:

- a. Status for Beacon Hill, Eastview & East Meadow project
- b. CNHRP Road Inventory

a. Vincent Greco checked on it last week, the construction crew has not been finished. Paulette added (from the minutes form Mike Vignale) that the gravel driveways are expected to be completed in a couple of weeks. Road edges are looking good.

b. Not completed yet.

3. Any Old Business:

- a. Rokeh Consulting – Robinson/Fourth Range Road project, plan update

a. Attending from San-Ken Homes, Inc., Kenneth Lehtonen, President, Sandra J. Lehtonen, Secretary/Treasurer, Kenneth Lehtonen, II, Vice President, as well as Michael Bangs, Project Manager and Nikki O’Neil. A year ago they came to the roads committee and were looking to upgrade both Fourth Range and Fifth Range Roads. They have met with other departments in the meantime but they did not have complete information for those Boards either. They now have a survey and wetlands reports. They have also purchased an additional 66 acre lot since last year and had discussed issues with the Conservation Commission regarding wetlands. The Fire Department said they require that roads are not dead ends and need to loop around for access. They brought updated plans with information for upgrading these roads and discussed with the Roads Committee. These plans include the grading needed to deal with wetlands with proposed drainage, both open and closed, curbing and gutters to direct runoff and the road would be 26’ wide. There will be a total of four (4) detention ponds and this plan calls for 52 lots. They have not put in their final application yet because they want to make sure they cover all bases with all involved boards. They still need to go back to Planning Board with the lot plans. They met with the Conservation Commission last night and were asked about cluster development to avoid impacting the range roads. By upgrading the Range Roads, it ends up being a conventional subdivision all the way. Without the upgrades this is basically one lot with an undevelopable back lot. There is a 16 acre lot with Robinson access only. They also are trying to keep the cost down with a mix of open & closed drainage. All roads on the plan will be paved including hammerheads. The roads committee questioned some lines on the plans at the old Whittemore lot and were told those represent combined driveways. The roads committee cautioned that those situations may require additional documentation to clarify who’s responsible for maintaining shared driveways. It was recommended that because there are changes, the developers should

probably go before TRC before they go back to the Planning Board again. There are natural swales across the property that help with drainage. There are 6 lots with 50 foot frontages. This situation might be questionable with regards to the buildability of those lots. Discussion continued regarding back lots and discretionary decisions by the Planning Board. The project manager said that the town Zoning has no ordinance to disallow back lot access. The issue of required frontage for a buildable lot was discussed and it was recommended that the Planner look into this. Swales and intersections were also discussed. Traffic count might require a 4-way stop but that would be a Police Department issue. There are no plans currently for the town to open the range roads. Fourth Range is on the master plan for future consideration.

4. New Business:

- a. Culvert Inventory
  - b. CNHRPC Long range Transportation Plan & State of NH Ten Year Improvement Plan
  - c. Nadine Drive Culvert Replacement Bids
- a. Still don't have that information. Some of it is in GIS but not in a form that gives us what we need.
- b. No action tonight, deferred to Decembers' agenda.
- c. Bids were received from Advanced Excavating & Paving and R.D. Edmunds & Sons for the replacement of the 48 inch drain pipe on Nadine Drive between Donna Drive and Melissa Drive. Advanced's bid \$43,833.00 and Edmund's bid \$93,765.00. Issues were discussed with this project because of the big project coming from the Whittemore property and the water and sewer pipes in the area. Proper compaction was a concern as well. They did decide that per David's latest spread sheet there is enough money to do this with the lower bid. Further discussion addressed the issue that the developers should be required to pay for at least part of this project since their plan increases traffic flow. Paulette said that she had talked to David about changing Capital Reserves to include money set aside for big projects like this so the money is available without draining the regular roads account. The Roads Committee decided that more information was needed before the bid could be awarded but felt they had enough time to get their questions answered and still be able to encumber the funds.

5. Any New Business:

6. Accept Minutes:

- a. October 2, 2018

**Motion:** Vincent Greco accept as corrected.

**Seconded:** Paulette

**Vote:** All in favor

Next meeting will be December 4, 2018 at 6:00 p.m.

7. **Adjourn:** **Motion:** Paulette Malo

**Seconded:** Vincent

**Vote:** All in favor

Adjourned: 6:50 pm