

REPORT OF THE COMMISSIONER

PEMBROKE, X-A000(414), 14477A

US ROUTE 3/ PEMBROKE HILL ROAD

Commission

PUBLIC HEARING

August 8, 2012 -- Pembroke Academy -- 7:00 PM

The following decisions are the Department's resolution of issues as a result of the testimony presented at the August 8, 2012 Public Hearing and written testimony subsequently submitted for the Pembroke, X-A000(414), 14477A, project described as:

Safety improvements to the intersection of US 3 and Pembroke Hill Road. The project limits on US 3 begin approximately 600 feet south of the intersection and extend northerly for approximately 1600 feet. The project limits on Pembroke Hill Road begin at the intersection and extend for approximately 500 feet easterly along Pembroke Hill Road. As part of this project approximately 500 feet of Bow Lane will be relocated to align opposite Pembroke Hill Road. The intersection of US 3 and Pembroke Hill Road will be reconfigured to provide exclusive left turn lanes on US 3 and to install traffic signals. A new sidewalk will extend north along the westerly side of US 3 to Donna Drive.

1. Richard Fredrickson, parcel 4, expressed concern regarding his property and the hedgerow of trees that exist along his property adjacent to US 3. These trees provide the only buffer between his property and the traffic on US 3. He does not want these trees to be removed. Another concern is whether the proposed acquisition of some of his property along US 3 will impact any future building setbacks on his property should he decide to add onto his house in the future. He also noted there is currently a problem with drainage flowing down Donna Drive and onto his property, creating erosion.

Response: The Department recognizes the concern regarding impacts to the hedgerow of trees; thus the proposed slopes in this vicinity have been designed to avoid these trees. Any property acquisitions and their impacts to property or building restrictions will be considered during the appraisal process. The drainage problem is noted and will be reviewed as the project proceeds. Proposed curbing along the westerly side of US 3 will reduce the amount of US 3 roadway runoff onto this property.

2. Jamie Jobin and Harlan Freeman, parcel 11, expressed concern with the potential loss of 3 trees in front of their property and suggested a sidewalk on the westerly side of US 3 is not needed. They appreciate the additional access to Bow Lane, but want to retain access to Route 3 to facilitate safe entry and departure from their property. They also would like the corner lot that will contain this new access become part of their property. If the trees in the front of their property need to be removed they would like them replaced with new trees. They expressed concern about the existing drainage near the southern corner of their property and the potential impact to their property if this drainage is not maintained. They would like to meet with the planners of the project to discuss these impacts.

Response: There have been ongoing requests from residents in the Donna Drive neighborhood to provide a pedestrian crossing of US 3 to allow a safe place for walkers to cross. This was re-enforced by the recent Safe Routes to School Committee survey in which many residents expressed concern with pedestrian crossings of US 3. A proposed sidewalk on the westerly side of US 3 to provide a pedestrian connection from Donna Drive to the proposed signalized crossing at Pembroke Hill Road enables the desired US 3 pedestrian crossing. Property impacts associated with the project will be considered in the appraisals completed as part of the right-of-way acquisition process. Resolution of the issue of tree replacement will be reflected in the appraisal for this property.

The adjacent corner lot, which the proposed drive to Bow Lane will cross, will remain as public right-of-way.

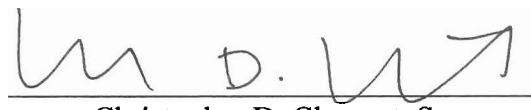
Existing drainage within the project limits will be reviewed as part of the overall drainage design as the project moves forward.

A meeting with the Department to discuss impacts as the project proceeds is appropriate and will be scheduled.

3. Jody Welch, Parcel 12, expressed concern with safety and accessibility in relation to his driveway and proximity to the intersection. He has concern that a traffic light will exacerbate his ability to access his property and would like to discuss possible solutions prior to the start of the project.

Response: The Department recognizes the proximity of this drive to the intersection and understands the concerns regarding access to the property. The proposed traffic signal should help the situation as Pembroke Hill Road traffic will clear just prior to vehicles turning left from US 3. Thus, when Mr. Welch is approaching his property from the north his driveway should not be blocked by queued vehicles as often as in the past. Few alternatives to resolve this issue exist due to the small size of the parcel, but the Department is willing to meet with the Mr. Welch to determine alterations that could be implemented to lessen his access concerns.

10/30/2012
Date


Christopher D. Clement, Sr.
Commissioner
N.H. Department of Transportation