

**RYE TOWN CENTER COMMITTEE  
MEETING  
WEDNESDAY, DECEMBER 4, 2019  
5:30 P.M. TOWN HALL**

**Members Present:** Chair Karen Stewart, Vice-Chair Nina Parrott, Secretary Kaitlyn Coffey, John Loftus, Victor Azzi, Mae Bradshaw, John Mitchell, Selectmen's Rep; Phil Winslow.

**Others Present:** James Verra of Verra Associates, Phil Corbett of CMA Engineering and Jeffrey Hyland, Ironwood Landscaping

**I. Call to Order and Pledge of Allegiance**

Chair Stewart called the meeting to order and led the pledge of allegiance at 5:30 p.m.

**II. CMA Concept Presentation**

**Phil Corbett, CMA Engineering**, started the presentation by saying the primary objective for the evening is to come away with a preferred configuration, a scope of costs and what is needed for the town meeting.

Mr. Corbett presented a PowerPoint presentation. He pointed out some of the restraints in the plan and made recommendations to solve and work around these issues. The area across from Parsons Field is too narrow to have a detached sidewalk because of the stonewall on that side of the street. At that point, there would be no separation between the sidewalk and the road. The solution could be to use curbing or to have a wider shoulder and use a different texture concrete, which is not as common as it doesn't provide as much protection as curbing. The different textures merely help define pedestrian and bike lanes by giving a visual clue.

There was discussion about "living streets", where the goal is to drop the speed to 15 mph, in order to provide a street area that will be shared by bicycles and vehicles. Because this area is a thoroughway for traffic, dropping the speed down to 15 mph is not recommended.

Other goals and objectives of the overall project are pedestrian and vehicle safety, use of the corridor, ample sidewalk space, ADA compliance, high visibility crosswalks, traffic calming and lighting. Also, there is a need to provide ample visibility at intersections and to provide clear signage.

There was discussion on lighting. The presentation showed a number of historic options to pick from. The discussion pointed out that one of the important elements of lighting is to increase the light levels at the crosswalks. There was discussion on using dark sky compliant lighting.

Further discussion was on streetscape surfaces; such as the use of concrete, granite pavers and bricks. Also, other amenities such as bike racks and benches could be incorporated into the

design. Planting is also a very important part of the streetscape. The idea is to preserve any valuable trees and there may be opportunity to add a few additional trees.

Mr. Corbett summarized by presenting a visual mockup of the area with changes and additions of sidewalks, crosswalks, bike lanes and lighting. There are four crosswalks on Washington Road proposed. Two raised crosswalks were discussed; one in front of the Library and one in front of the Junior High.

Mr. Corbett asked the Committee if they are thinking about carrying the sidewalk from the Town Hall to Wallis Road.

Chair Stewart explained that she had sent Mr. Corbett the priority of the sidewalk piece; being the first from the school to the library; second from the library to the Town Hall and last from the school to Wallis Road. She asked Mr. Corbett's opinion.

Mr. Corbett stated they cannot submit a priority list in the TAP Grant application. It has to be the complete project. He asked if there was a budget the Town was leaning towards. If so, he could cost the project out to see where it ends up. If it is over what is acceptable, then it could be scaled back. Most towns go for the larger grants because of the efficiency. There is so much administration with the grant, design and permitting that there is not much left for construction.

Selectman Winslow stated that it would be a shame to walk away from the sidewalk going to the Town Hall.

Mr. Corbett agreed that if the project had two or three defined phases, the grant application could be for just one of the phases. Also, the project can be reconfigured in the year-end study process. However, the Town must clearly put forward in the grant application what it wants to do.

Selectman Winslow asked Mr. Corbett to cost the project out both ways.

Mr. Corbett asked if the Committee wanted to include lighting, other than the lighting to enhance the crosswalks.

Chair Stewart stated that she thought they did, given that one of the priorities is maintaining and enhancing the historic nature of the downtown. She asked about the existing cobra heads. She stated that she hoped that they would be eliminating some of those.

Mr. Corbett agreed that they could be removed.

The Committee agreed lighting that defines the District would be ideal. Costing it out will define the number and spacing.

Member Bradshaw asked if solar lighting fixtures could be used.

It was noted that solar lighting in this type of corridor is not very effective, because there is a lot of obstruction such as trees and houses. They are great in open spaces with lots of exposure. If they want to use solar, the best solution would be to put in a small pocket solar array that powers the District.

Mr. Corbett asked about costing out pocket parks.

Selectman Winslow asked that they be priced out separately as well. Amenities such as benches, bike racks and trash receptacles should also be part of the overall project. A landscaping budget should be included.

The crosswalk at Lang Road was discussed. Chair Stewart pointed out that the Committee had been discussing taking out the right-hand turning lane. She asked Mr. Corbett if he have any recommendations about that.

Mr. Corbett stated that he did not have an opinion on it at this time. He would have to do an analysis on it.

***The court room was booked for another committee at 7:00 pm. The Committee recessed and went upstairs to continue the meeting.***

Respectfully Submitted.  
Dyana F. Ledger

**WEDNESDAY, DECEMBER 4, 2019 CONTINUATION (OFF STREAMING)  
7:03 PM**

Jim Verra spoke about his qualifications as a surveyor

- 40 years with Newington Survey company of John Durgin [JAV SURVEYORS]
- 5 member team with much experience in the Rye area

Jim Verra spoke about Washington Road

- In 1743 laid out at 33' wide
- In 1900 +/- widened for the Trolley and taken by the Town of Rye "by layout"
- The history of the Trolley route from the Golden Egg through the center of town back to the ocean is in the Portsmouth Library
- The road is 4—45' wide even at the "choke" by corner at Lang.
- The walls on the west side=the original walls
- Lang Road was widened to 50' in 1967-68 because of fatalities
- In front of Dr. Joseph, the road is not centered in the town's right of way [it is moved further away from Dr. Joseph's property]

Jim Verra spoke about his prior work for Rye

- Rye Water District
- Rye Rec
- Rye Conservation

Jim Verra spoke of the scope of work required for Washington Road

- Get names & deed references and plans and go back a few deeds
- Check the information that DOT has on the roads
- Go to Parsons Field and check that section of the road
- The survey will be for a side walk from the intersection with Wallis to the monument plus 200' down Lang and 200' down Central
- Estimated 2000 linear feet of road from monument to monument
- The NH state plane coordinates can be entered in the Town's GIS
- He will locate pipes, catch basins to get pipe sizes, finished floor elevations
- He will locate any subservices for utilities
- He will check for communications locations
- Dig safe will not come until excavation
- There are approximately 16 storm sewers with pipe measurements to take

Chair Karen Stewart stated we would like to be complete and efficient in the survey but we are limited by our resources and timeline.

The survey will be given to the Engineer then the Engineering studies would go out for bids for the work to be done

Chair Karen Stewart concluded we need the Survey before the Conceptual by CMA to establish boundaries

Jim Verra would begin at the choke point first

He would give us prices for all 3:

1. With intersections
2. Without intersections
3. From Public Safety to the Junior High

Chair Karen Stewart said she would let him know when the abutters are informed that their property may be walked on during the preparation of the Survey

The Chair stated that Phil Winslow indicated that the Exchange of TD for Parsonage was back on for consideration and that on Monday at the Select Board meeting the appraisal information will be available.

The Chair stated that Karen Oliver wished to address us on the plans of the Library Trustees and that their expansion plans would be presented at our next Wednesday meeting.

## **ADJOURNMENT**

Motion of Adjourn 8:10 p.m. made by John Mitchell; second by Nina Parrott.

Respectfully Submitted.

Karen Stewart, RTCC Chair