



City of Rochester Dept of Public Works

45 Old Dover Road
Rochester, NH 03867
Phone: (603) 332-4096
Fax: (603) 335-4352

Memo

To: Public Works and Buildings Committee
From: Peter C. Nourse, PE
Director of City Services
Date: November 8, 2018
Subject: Public Works and Buildings Committee
Meeting Thursday November 15, 2018

There will be a Public Works and Buildings Committee Meeting on **October 18, 2018 at 7:00 PM. This meeting will be held in Council Chambers in City Hall.**

AGENDA

1. Approve minutes of meeting held October 18, 2018.
2. Public Input
3. Street Acceptances
Millers Farm
Great Woods Development - Laredo Lane & Smoke Street
4. RT202A Water Main Extension Project
5. 10-16 Wallace Street Brownfields Grant
6. NHDOT Issues
7. Granite Ridge Phase 2
8. FY2020 CIP Planning & Prep
9. 2019 Paving
10. DPW Facility Update
11. Other

City of Rochester, NH

Office of the Honorable Mayor Carolyn McCarley

31 Wakefield Street

Rochester, NH 03867

RECEIVED
CITY CLERK'S OFFICE
ROCHESTER, NH

NP Rochester Associates, LLC

Robert Graham

PO box 178

Stratham, NH 03885

September 18, 2018

Honorable Mayor,

NP Rochester Associates, LLC, respectfully submits the attached materials associated with Phase II and the Pump Station facilities for acceptance by the city of Rochester. Please find enclosed;

1. City of Rochester Street Acceptance Checklist
2. All required materials for the check list
3. Draft Road Acceptance plan
4. Draft Roadway warranty deed

Please, schedule our road acceptance process with the Planning Department and the Public Works. We have cc'd all departments with these materials.

If there are any further materials required, please do not hesitate to call.

Sincerely,

Robert Graham

NP Rochester Associates, LLC

603-479-3666

Rob@Graham-Consult.com



City of Rochester, New Hampshire

PUBLIC WORKS DEPARTMENT

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www.rochesternh.net

ROADWAY ACCEPTANCE RECOMMENDATION

Phase III – Norway Plains Road Subdivision

Proposed Roadways/Infrastructure For Acceptance:

- Fourth and final section of Millers Farm Drive

Recommendation to Public Works Committee:

Dear Mr. Chairman,

The Department of Public Works is providing a **conditional positive recommendation** for the acceptance of the final portion of Miller's Farm Drive. This section is depicted on "Road Acceptance Plan, Phase III, Miller's Farm Road, Rochester, Strafford County, New Hampshire".

The conditional positive recommendation is being made as the roadway and associated infrastructure was found through independent third-party testing and onsite observation by City staff to have been built in accordance with City Standards and the approved plans on file with the Planning Department with the exception of the completion of the street lights. They are actively being installed at the time of writing this recommendation and should be completed prior to a vote by the full council. It is recommended that the final deeds be recorded and operations assumed by the City once it is verified that the street lights are installed and functional.

Thanks,

Peter Nourse, P.E.
Director of City Services
Department of Public Works
45 Old Dover Road
Rochester, NH 03867



City of Rochester, New Hampshire

OFFICE OF THE CITY ATTORNEY

31 Wakefield Street • Rochester, NH 03867

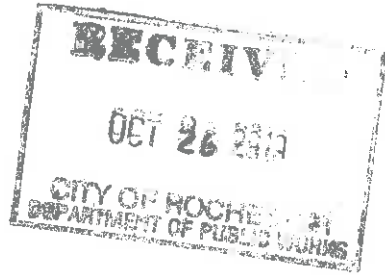
(603) 335-7599

www.RochesterNH.net

Memorandum

To: Peter Nourse, Director of City Services
From: Terence O'Rourke, City Attorney *TO*
Date: November 8, 2018
Re: Application for City Street Acceptance for Miller's Farm Drive

Without commenting on the need for or wisdom of the City accepting Miller's Farm Drive, I have reviewed the documents submitted by the applicant. It is my opinion that the documents are legally sufficient to transfer the street to the City if the City Council approves the application.



October 22, 2018



Rochester NH City Council
City Hall
31 Wakefield Street
Rochester, NH 03867

**Re: Petition to Accept Smoke Street and Laredo Lane
in Great Woods Subdivision
off Salmon Falls Road**

Dear Members of the Rochester City Council:

Great Woods Development, LLC, a New Hampshire limited liability company having a legal address of 95 Blackwater Road, Rochester, NH 03867, owner of the Great Woods Subdivision off Salmon Falls Road in Rochester, formally requests the Rochester City Council to accept Smoke Street and Laredo Lane and related infrastructure and appurtenant easements as wholly owned and maintained city streets. Both streets service the Phase I lots. A third street, not yet completed, services Phase II lots.

By separate letter legal counsel and the engineering firm for Great Woods Development, LLC submits and explains all information required by the City's Street Acceptance Procedure. Both streets are substantially completed. On October 15, the Planning Board substantially reduced the surety amount presently posted to assure final completion, which will be all done by the time the City Council formally considers this request and supporting submissions.

Respectfully submitted,

GREAT WOODS DEVELOPMENT, LLC

By: 
Steven K. Miller, its Manager duly authorized

SM:clb



City of Rochester, New Hampshire

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ROADWAY ACCEPTANCE RECOMMENDATION

Phase I – Great Woods Development

Proposed Roadways/Infrastructure For Acceptance:

- Smoke Street
- Laredo Lane
- Associated infrastructure

Recommendation to Public Works Committee:

Dear Mr. Chairman,

The Department of Public Works is providing a **positive recommendation** for the acceptance of all of Smoke Street and Laredo Lane as depicted on the plan recorded at the Strafford County Registry of Deeds #96-25 and titled "Easement Plan, Salmon Falls Road, Tax Map 224, Lots 321, 324, 324-1, 324-2 & 328, Rochester, NH".

The positive recommendation is being made as the roadway and associated infrastructure was found through independent third-party testing and onsite observation by City staff to have been built in accordance with City Standards and the approved plans on file with the Planning Department. It is recommended that the final deeds be recorded and operations assumed by the City upon acceptance.

Thanks,

Peter Nourse, P.E.
Director of City Services
Department of Public Works
45 Old Dover Road
Rochester, NH 03867



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Memorandum

To: Peter Nourse, Director of City Services
From: Terence O'Rourke, City Attorney *TMO*
Date: October 30, 2018
Re: Application for City Street Acceptance for Smoke Street and Laredo Lane

Without commenting on the need for or wisdom of the City accepting either Smoke Street or Laredo Lane, I have reviewed the documents submitted by the applicant. It is my opinion that the documents are legally sufficient to transfer the streets to the City if the City Council approves the application.

DPW MONTHLY REPORT OCTOBER 2018

DIRECTORS NOTE

The DPW Utilities Supervisor, Nate Mears, recently completed an intensive leadership development program. The Primex Emerging Leaders Dynamic Program is a 7-month professional development opportunity to develop competencies needed to grow in leadership roles. A group of 14 individuals with high leadership potential from the Primex membership were nominated and endorsed by their supervisors, and then were selected to participate in this competency building curriculum. The curriculum included workshops, discussion boards, self-directed learning, simulations and assessments including an assessment which provides perspectives on behavioral style, personal motivators, and emotional intelligence. Nate worked with his mentor, Peter Nourse, to identify, manage, and implement a project that would positively benefit our organization. Nate chose to do his project on “A Healthy Water Distribution System”. Results of the project were delivered in a presentation to the other Emerging Leader Program participants, their mentors, and the instructors. The presentation included information on identifying the project need, evaluation of the implementation process, deliverables and future actions. The program concluded with a celebration luncheon and graduation ceremony



Nate gave the most interesting presentation of the group and he made this Supervisor proud. In his own words: “The Emerging Leaders Program provided leadership tools and helped cultivate an adaptive style of leadership. My presentation consisted of a power point slide show and a hands-on visual. It is a scale tabletop model of our water distribution system.” This model included a stand pipe, water mains and functioning gate valves and hydrants. This model was designed to be an operational training tool. It can be used to educate staff about water hydraulics and valve operations. Using the model Nate was able to represent stale water within the water

system and the methods of directional flushing used to scour the inner pipe walls with fresh water.

