



Hebron, NH



# Town Common Analysis

1 Hardy Road #105 Bedford, NH 03110

603.491.2322

[www.terrainplanning.com](http://www.terrainplanning.com)

# 01

## SIGNAGE IN THE COMMON

Throughout the common there are a variety of signs. Some signs are standard signs that meet NH street sign standards, others are locally developed signs. At the east end of the common there is a collection of signs that are traffic control signs and informational signs. (pictured to the right, first picture)

When entering the town, with the exception of the “No Outlet” sign (pictured to the right) the rest of the signage cannot be seen and is insignificant to drivers. They are placed back beyond the large pine tree and the lettering on the sign is too small. These signs should be reprinted and slightly enlarged for easy viewing. Consideration should be made to bring all the signs in one location and define the space with a welcoming



appearance ie. a low landscape space, that is low maintenance, but still appeals to the historic nature of the town.

Across the street from the previous signs is located a sandwich board sign (pictured to the right, third picture down) which is displayed on Mondays, Wednesdays and Fridays. The sandwich board sign

announces library days and hours. The sign is almost non-readable to a moving vehicle. There is also the Church St. sign located in this area.

As with the sign area located at the point of the common, these signs should be slightly enlarged to be read by the motoring public and placed so that they are in a “sign” landscape space, including the street sign. The library sign can be made into a more permanent sign with the option of being able to change the hours or announcing library events. This could also be a location for the church sign and allow announcements ie. “Saturday night super”. The church occasionally places a sandwich board at the opposite side of the common announcing their events.

Near the old fire station there are State of New Hampshire directional signs and the Governor Nathaniel Berry historic site sign (bottom picture on the left). The historic sign is significant to the historic character of the town and should have some way of visually getting attention rather than just another historic sign located on the side of the road. Signs that are near the common ie. store signs, the bicycle route signs and the church sign should be considered to be coordinated when standardizing the signage in and around the common area.



# 02

## SITE AMENITIES

(Playground, monuments, gazebo, picnic tables)

**Playground area** (pictured to the right): The playground area to the west of the “Hebron Academy” is out of date and does not meet today’s standards for playground equipment. All play areas have to meet ADA standards and no place should a child be higher than three feet off the ground. The basketball hoop is located in the parking area . Play areas and parking areas must be separated not only for the safety of the people using the basketball area but also to reduce the chances of vehicle damage. The playground should be incorporated into the common area and separated from traffic, with pedestrian routes through the common and it should also be brought into compliance with the most recent playground standards.



**Monuments and Markers** (pictured to the right, middle 3 pictures): There are several markers and monuments that have been placed throughout the common area. There is no apparent reason for their locations except for the fact that someone liked a particular spot. Consideration should be made to place all the markers or stone monuments in one location so they can be viewed at one time.



The location near the existing rhododendrons might be a fitting location. It can be created into a special memorial. If the monument plaza idea is accepted the flag pole next to the gazebo should be part of that area.



**Gazebo** (last picture on the right) : The gazebo appears to be in sound condition and in a good location the only issue is

that the access to the gazebo should be more west than it is now located. This is an easy fix and a good carpenter can move the existing rail and banisters to the existing opening.

**Picnic Tables** (pictured within the text above): The picnic tables appear to be placed in places that were easy to drop them off. Placing them near some of the trees so they appear to be intentionally placed should be considered. All of the picnic tables should be of one material, not wood in one location and metal in another location.



# 03

## PARKING

**Parking:** Parking within the “common property” is unstructured. There are paved areas for parking without stripes or other methods of vehicle management. During the time of this review it did not appear to be an issue people seemed to park where they thought it was appropriate. For public and building safety designated parking areas should be created, to provide for orderly parking yet still allow emergency access to any and all the buildings. The area directly in front of the public buildings should be designated as “Fire Zones”. As stated above the basketball area should be separated from the parking area. This area is also a designated bicycle route yet there are no accomindations for bicycle storage in any of the parking areas, town common, town hall, or at the store/post office. **Note: Each parking location should have at least 1 handicap parking spot.**

Library and Assesors office parking  
&  
Church Parking



↑ TOWN HALL PARKING ↓



Church parking snow is pushed into the common; snow storage damage

North Shore Road, main road through town.  
Store / Post Office and Old Fire Station Parking  
(Two Pictures Below)



# 04

## Utilities

*(Electric, well, septic, buried propane)*

**Electric:** There are no as-built plans showing where any of the electric lines are located on the site. It is not known if the lines are just buried or in conduit. For the purpose of digging or even putting in metal tent stakes this is not a safe situation. There are lights around the common with no pattern of layout. There are posts that have electric outlets on them, one is semi secured. The second one that has the flagpole light on it, the outlet is unsecured. Part of the work on the common should focus on an electrical layout and an as built plan developed so that in the future any repairs or improvements can be made without a lot of exploratory expense. The electrical units should be tied into the gazebo or other structure and not just free standing. The



town has been fortunate not to have vandalism of these units. There are two spot lights, both in reach of the general public, one is on a light post that supposedly lights the steeple of the church (pictured to the right, 3rd picture in the series) the second is located on one of the freestanding electrical posts lighting the flag pole (pictured to the right, second picture in the series).



**Well** (pictured directly to the right) : To the south of the gazebo there is what appears to be a well. At this time we know that the well serves the Hebron Academy Building. There is also a cut-off water line from there to the fire station. If it is in need of being replaced or moved then it should be considered to lower the top of the well and moving the Gazebo over the top of the well and install an access cover through the floor of the gazebo.

**Septic system** (pictured directly to the right) : To the right of the "Hebron Academy" Town hall there is a series of sewer manholes, as of this writing there, we are aware that there are two tanks and they pipe to a dry well near West Shore Road. There is no leaching field The septic system will also have to be evaluated and likely be brought up to DES standards. This system will need to be updated or replaced when the building is renovated and expanded.

**Buried Propane tank** (pictured within text): Behind the playground and to the right of "Hebron Academy" Town Hall there is a buried propane tank that is unsecured. The propane tank will need to be moved when building is expanded. This should not be near any playground and the cover of the tank should be secured to prevent any possibility of vandalism and for the security of the town office.



# 05

## Stormwater

*(Swale, Stormwater throughout common)*

**Swale in the grass** (pictured to the right) : As one walks from the direction of the store to the gazebo there is a curious curvature in the grass. This swale is created by random wires and water lines underneath the grounds of the common. It is in a random location and does not relate to any walking paths or the other elements of the common area. This issue should be addressed.

**Storm Water Drainage:** The site was visited on May 2, 2016 after an 18 hour rain event it was found that the parking lot in front of " Hebron Academy" was graded so that the water from a rain event ran towards the building and the playground. There was a significant body of water to the right of the building almost up to the foundation wall. During this observation period there was no buildup of storm water in the playground. It can be assumed that during a downpour period of rain, water does run from the parking lot into the playground. In front of the library and the Town Clerk and Tax Collectors office there were two areas of poor drainage that could be solved with some fill.

