
Pine Hill Road Improvements Recommendations

October 2026

Category	Project Observations/ Recommendations
Project Information	Project name: Pine Hill Project Location: Webbs Mills/Pine Hill Rd Town project with support of MDOT for rt 11 catch basins
Existing Conditions	The committee has identified several existing roadway concerns, including a crash history at the intersection, resident concerns about vehicle speeds, drainage problems along the road, pavement bumps and frost heaves, vegetation requiring trimming, and resident concerns regarding roadway maintenance. On-street parking occurs in portions of the road, including activity associated with deliveries to the store.
Community Context	Pine Hill Road serves a named village area with residential, commercial, recreational, and community uses. It is a school route with a bus stop and turnaround, provides access to a park and trails, and serves Webbs Mills Variety. The area includes an established neighborhood and a public park across the street.

Pedestrian Opportunities	The road has pedestrian activity with some safety concerns. The roadway connects residents and visitors to the local store, park, and recreational trail access.
Recreational Opportunities	The roadway provides access to recreational trails and supports ATV travel connecting the trail system with the local store. The corridor therefore serves both transportation and recreational functions.
Safety Improvements	The existing roadway presents opportunities to improve traffic calming, lane definition, and visibility for pedestrians and other roadway users. The committee has identified lane narrowing, striping, speed-management measures, and signage as relevant safety considerations.
Speed Management	There is currently no posted speed limit or speed calming measures. Residents have expressed concerns about speed on the road.
Sight Distance	Limited sightlines have been identified, especially at the bottom intersection
Signing	The project area includes a hill that can restrict visibility, a dead-end, and various pedestrian activity. These create a need for clear and appropriate signage. We would like to limit the number of physical signs we add to the road. We recommend speed limit signs (hopefully

	lowered), a new dead end road sign, signage at the top of the hill for any parking/ bus/snow plow turn around. Updated signage indicating the new four-way stop. A sign indicating 'Go Slow - Village Area'. Request that the road be painted with a go slow message in a couple places, and a designated parking spot (or no parking spot) for delivery trucks to the store. (So they don't park right at the bottom of the hill and block visibility.)
Pavement Markings	There are stripping needs throughout the road, including yellow and white line markings.
Environmental Opportunities	Stormwater is a significant consideration because of the roadways's hillside location and the amount of water flowing downhill. Appropriate ditching and catch basins are needed to help manage water runoff.
Economic Development	The project supports the Webbs Mills village area, local business activity, and recreational access. The roadway provides connections to trails and supports existing and potential recreational activity.
Future Coordination	A future subdivision is anticipated in the area and the intersection at route 11 is associated with a MDOT project.

Committee Recommendation	The committee recommends incorporating roadway safety, pedestrian safety, drainage, and traffic calming improvements into the planned Pine Hill repaving project. This should include the appropriate ditching and stormwater management, yellow and white pavement strippings, narrower travel lanes (10.5 ft where feasible) to improve pedestrian use, improved signage, and posted speed limits. Tree and bushes trimming around current signage. With a consideration of speed tables near the bottom of the hill or other appropriate traffic-calming measures.
Estimated implementation timeline	RFPs are expected to go out late fall/early winter 2026, with construction beginning in the spring of 2027.
Funding Sources	The project has already been appropriated and funded.