



Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045



THIS IS AN [REDACTED] OF THE MEETING. PLEASE NOTE THE MINUTES ARE THE OFFICIAL RECORD OF THE MEETING.



Luke Nelson, Applicant/Owner, is seeking Variances to remove existing trailer and rebuild a single family home on a lot that only has a half an acre whereas one (1) acre is required. Another variance is required to building the home within the inner 50' of the 100 ft. Wetland and Surface Water Conservation (WSWC) District Buffer. This concerns Section 4.3 (Table of Dimensional Regulations), and 13.3 (WSWC District) and 13.3.3.5 of the Goffstown Zoning Ordinance. The property is located on 93 Mountain Road, (Map 4 Lot 95), zoned: Residential-1. Also Comments to be reviewed from the October 29th site walk of the property.)

The owner of the property was not present at the meeting. The Conservation Commission discussed the property and their findings of the site walk and whether the property was suitable to rebuild a home within the buffer area. The Conservation Commission discussed the existing impacts that are occurring to the stream and how there is no erosion control and their concerns with future impacts to the stream. The Commission discussed how the property is small and most of the lot is within the WSWC District Buffer. The Commission stated they had asked for more information such as the septic and leach field location as well as a more defined location of the house and its correct size. The Commission stated they believe a professional site development plan should be required for this property.



“On October 29, 2016, Jean Walker, David Nieman, and Evelyn Miller site walked a property on 93 Mountain Rd., map 4, lot 95. This is a ½ acre lot. It is a right triangular shaped lot with Mountain Rd. on one long side and Whittle Brook running as the property line on the other long side. From the road the land steeply drops toward the brook. The widest part of the lot is where the steepest descent to the brook is.

In the past, a shelf was cuted into the steep slope of the lot about 2/3rds of the distance from the widest part of the lot. This shelf was to accommodate a platform for a mobile home trailer. At present this trailer home is situated about 30 feet from the brook with a dirt driveway/woods road running between the house trailer and

along the brook bank. The existing septic tank is located next to the house trailer and does not appear to have a leach field.



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There is a newly excavated hole exposing boulders and tree stumps. It is located between the existing septic tank/trailer home and brook. It had stakes placed around the whole to indicate the location of a new house. It is approximately 35-40 feet from the brook.

Presently, the lot is covered with old trash, tires, TV's, discarded household furniture (ie mattress, couches, tables, chairs). Unfortunately the brook bank has been used as a receptacle for trash, a huge freshly cut brush pile, and excavated dirt piles and boulders."

Milfoil:

Pat Stagno, a Representative from Goffstown Waterways Association, was present to update the Commission of their grant request. The association stated they received 3 bids for this upcoming year the amount they will need \$7,500.00 which includes the river upstream near the hardware store. This is for hand pulling only as no herbicide treatment will be necessary. The Commission reviewed an email from Namaske Lake Association requesting roughly \$20,000.00 for matching Grant Funds for 2017. The Commission also reviewed an email from Sue Desruisseaux, Town Administrator, asking both Namaske Lake Association and Goffstown Waterways to come to the Budget Committee Meeting on December 1, 2016 at 7:00 p.m. to ask for additional funding for treatment of Milfoil and to explain the grant process that they are involved in with the State. Pat Stagno stated she will be attending the Budget Meeting and the Conservation Commission asked Evelyn Miller to attend as their representative. The Commission also requested that staff send a memo to the Budget Committee and the Namaske Lake Association stating they have only seen one bid proposal and suggested Namaske obtain more than one bid for the milfoil treatment.

The Conservation Commission approved the Minutes October 26, 2016 and the Non-Public Minutes of October 26, 2016.

The Conservation Commission reviewed the following Budget Information: The Conservation Open Space Fund at Citizen's Bank has a balance of \$92, 264.57. The Operating Budget Balance is at 2,494.48.(No updates received.) The People's United Bank CD of 275,000.00.

Correspondence:

- 1) Forest Notes Magazine.
- 2) NH Extension Brochure for Seminar on December 14, 2016.

The Conservation Commission reviewed the following plans and provided the following comments to the Planning Board:

Map 21 Lot 11, Subdivision Review Hearing for a proposed two lot subdivision creating one new lot. Owner: John J. Stencavage Family Trust, c/o Tom Stencavage, 520 Mast Road, Zoned: RSBO-2 (Residential, Small Business Office-2). 📄

Map 21 Lot 26-1, Subdivision Review Hearing for a proposed two lot subdivision creating one new lot, 476 East Dunbarton Road, Rick & Janice Briggs, Zoned: Agricultural. 📄



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[REDACTED]

[REDACTED]

[REDACTED]

Jean Walker explained they were going to go into a non-public session and would not resume the public session this evening.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]