

GOFFSTOWN PLANNING BOARD  
MINUTES TO MEETING OF JUNE 23, 2016

In attendance were Barbara Griffin—Chairman (at 7:20 pm), Phil D’Avanza—Vice Chairman, Jim Raymond, Tim Redmond, Michael Conlon, and Allen Brown—Selectmen’s Representative. Also in attendance were Jon O’Rourke—Planning & Zoning Administrator, Darrell Halen—GTV, and Gail Labrecque—Recording Secretary.

Phil D’Avanza called the meeting to order at 7:07 pm. He asked the Board to introduce themselves.

There were four people in the audience.

**MINUTES—meeting of June 9, 2016**

**Allen Brown made a motion to approve as amended the minutes to the Planning Board meeting of June 9, 2016. Jim Raymond seconded the motion.**

Tim Redmond said on page 14, near the bottom, he is named as “Tim Raymond,” and should be “Tim Redmond.”

**VOTE: 5-0-0. Motion carries.**

**ACTION ITEMS**

**Email from the Miller’s Landing, Map 35 Lots 35 & 35-1, Elm Street, requesting to be continued to the July 14, 2016 Meeting.**

**Jim Raymond made a motion to continue the application to July 14, 2016. Tim Redmond seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.**

**REAPPOINTMENT TO SNHPC**

**Allen Brown made a motion to recommend to the Board of Selectmen to reappoint Barbara Griffin as a SNHPC Representative for the Town. Jim Raymond seconded the motion. VOTE: 4-1-0. Tim Redmond opposed. Motion carries.**

**OLD BUSINESS**

**Map 3 Lots 26 & 27, Subdivision Plan Review Hearing for a lot line adjustment to adjust to adjust the lot lines between Lots 26 & 27, and then to subdivide Lot 27 into four lots, creating three (3) new additional lots. The property owner is Richard C. Lamb Rev. Trust, located on Addison Road & Kennedy Hill Road, Zoned: Agricultural (This application was continued from the June 9, 2016 Meeting).**

Phil D’Avanza said at a previous meeting the Board found the application complete and ready for review. They found no regional impact and accepted waivers for acceptance purposes. The application was continued to tonight.

Jon O’Rourke said we the applicant is here to update us. We received updated plans. We had issues last time, and questions regarding the Conservation Commission and the Fire Department regarding a cistern. Eric Mitchell updated us on that and the corrections have been made. Meghan Theriault had a few approval conditions. They met all the items requested. The only comments not addressed with the

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Board are the Fire Department comments. There is an email provided regarding the Conservation Commission discussion. They approved the updates the applicant has made and signed off on the NHDES Minimum Expedited Wetlands Impact Permit.

Phil D'Avanza said his understanding is the applicant met with the Fire Department. We'd not seen the information on the culvert. The changes to it is what was acceptable to the Conservation Commission.

Jon O'Rourke said Meghan Theriault has reviewed that also and said she was happy with what she saw.

Eric Mitchell said they met with the Fire Department. The applicant has suggested putting in sprinkler systems in the four houses in lieu of the cistern, and that is acceptable to the Fire Department. There is already a 15,000 gallon cistern on Kennedy Hill Road and there is another one in the vicinity as well. The Conservation Commission met last night. We had submitted an Expedited Minimum Impact. The Conservation Commission agreed with it and signed it. The plans you have are the same plans you looked at in the last meeting. We had a waiver request for site specific soils that needs to be acted on by the Board.

Phil D'Avanza said, regarding the discussion with the Fire Department, his understanding is that there was an additional size needed for a cistern, and in lieu of that, the applicant has agreed to sprinkler systems instead.

Tim Redmond asked about right-of-way permission from owners of the power line.

Eric Mitchell said the powerline is through New England Power and National Grid. They have criteria for crossing them and are reviewing their plans. He asks the Board for conditional approval for that, as well for the driveway permit to the Town, which they have to apply for also. We are in the process and can meet the requirements but it takes time to go through and do that.

Tim Redmond asked if we are creating a problem if we create a lot of record and there is no driveway plan.

Eric Mitchell said no. As a condition of approval we have to have access to the lot. We do expect to get access. They didn't say in no way could we have access. They gave us the general guidelines to follow if we do have access.

Jim Raymond said if we approve it with that condition, and they can't get the approval, they can come back. It's on them to come back to us at that point.

Allen Brown said he's dealt with that process himself and it is a lengthy process when working with a large company. He's sure they'll get it.

Jim Raymond asked about the location of the driveway.

Eric Mitchell addressed the plan on display. It is to go to lot number 27-3.

Jim Raymond said the lot line is on lot 26. The driveway crossing that lot will have an easement for which lot?

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Eric Mitchell addressed the plan to explain.

Tim Redmond said you show lot 27-3 with the driveway as proposed. Lot 26 doesn't show the driveway continuing to the buildable area. Didn't you show you could build toward the front?

Eric Mitchell said we have an approved septic system for the front. It was approved when the lot was already in existence.

Tim Redmond said if denied the second driveway permit for any reason, you could still build on lot 26.

Eric Mitchell said yes.

Jim Raymond said, in light of the statute that prohibits us from requiring sprinkler systems, we might want to consider how we word our approval. We require a cistern, but in lieu of that, if the applicant offers, we will accept sprinklered houses. He doesn't want to have a condition that they are required.

Phil D'Avanza said it has to be offered by the applicant.

Eric Mitchell said it is exactly that—offered by the applicant in lieu of the cistern.

Michael Conlon asked if the cistern is only to fight house fires or also to fight nearby brush/external fires.

Phil D'Avanza said it would be available for a fire nearby as a source of water.

Michael Conlon asked if it is creating a risk for the area nearby.

Phil D'Avanza said the only thing he read was that the cistern's additional size of 15,000 gallons was based on the size of the houses.

Eric Mitchell said the main reason to have a cistern is to have a source of water for the residence. The sprinkler system is to get everyone out of the house safely. It's a better safety system to have the sprinkler system go off and people get out of the house. Then the Fire Department will do what they can.

Phil D'Avanza asked about the driveway that comes down that we discussed goes to lot 27-33. The driveway for 27-1 comes off of Kennedy Hill Road.

Eric Mitchell said yes. He showed on the plan where the driveways are.

Phil D'Avanza said everything isn't on one drawing.

Phil D'Avanza re-opened the hearing to the public. There was no public comment and the public hearing was closed.

Jim Raymond asked about the RSA regarding the cisterns.

Tim Redmond said it is probably in the NFPA Guidelines.

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**Jim Raymond made a motion to grant the waiver from Section 6 L, Site Specific Soil Mapping Standards, as requested, for the reasons that, given the nature of the development, they are not required, and the strict application of these regulations would cause practical difficulty, and the waiver will not affect the purpose and intent of the regulations. Tim Redmond seconded the motion. VOTE: 5-0-1. Barbara Griffin abstained. Motion carries.**

Barbara Griffin said she would abstain from voting because she arrived late.

Tim Redmond asked if DPW is satisfied with the comments and changes to the plan.

Jon O'Rourke said Meghan Theriault has comments to incorporate into conditions: on Sheet 10-Lot 27-3 they have to move the underground utility line to run along the edge of the driveway. It didn't get updated after the driveway was moved. They also have to add missing existing drainage to Addison Road. She also had comments that can be addressed during the driveway permitting process. The driveways for Lots 27-3 and 27-1 shall meet NFPA requirements, including a turnaround at the house since it is over 300 feet long. And they need to remove several large trees, brush and limb trees to obtain proper sight distance of 200 feet, 10 feet back from edge of pavement on several of the proposed driveways.

Jim Raymond said he would prefer to have it as a condition subsequent. Going back in time, there were lots with lousy driveways. A problem occurred because they weren't part of the Planning Board approval. It will keep it as more likely to be picked up if there becomes an issue.

Tim Redmond asked how to word the cistern requirements.

Jim Raymond said require a cistern acceptable to the Fire Department, or as offered by the applicant, sprinkled houses.

Michael Conlon suggested they say that all residential housing units are required to have NFPA residential sprinkler systems installed until the cistern requirements are otherwise met.

Jim Raymond said we can't mandate sprinklered houses under the statute, but can accept the applicants offer to install fire sprinkler systems in lieu of a cistern.

Tim Redmond said we have to add the comments from DPW.

Barbara Griffin said the driveway issues were to be conditions precedent, and the driveway construction issues become conditions subsequent, in accordance with driveway permitting process with DPW.

**Tim Redmond made a motion to approve the subdivision plan subject to the following:**

**Conditions Precedent:**

- 1. Sheet 10—Lot 27-3: Move the underground utility line to run along edge of driveway, did not get updated after driveway was moved.**
- 2. Add missing exiting drainage to Addison Road.**
- 3. Meet or exceed Fire Department cistern requirements, or have sprinkled houses as offered by the applicant in lieu of a cistern.**

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4. Note on plan the Board's final written decision, including any waivers, conditional use permits, and outstanding conditions of approval, or conditions subsequent, as required by Chapter 266 (SB 189).
5. Appropriate professional stamps and signatures.
6. Certification of bounds.
7. Provision of digital files, AutoCAD submission on North American Datum of 1983 (NAD 83) and North American Vertical Datum of 1988 (NAVD 1988).
8. Review and determination(s) of plan(s) does not exempt applicant from obligation to meet all applicable required codes, including but not limited to Building, Electrical, Health, Safety, Fire, etc.
9. Review and determination(s) of plan(s) does not exempt applicant from the obligation to meet all applicable required approvals and permitting, including but not limited to Wetlands, Shoreland, Stormwater, NHDES, US EPA, US Army Corps of Engineers, etc.
10. Driveways for lot 27-3 and 27-1 shall meet NFPA requirements, including turnaround at house since it is over 300 feet long.
11. Approval for crossing easements for driveway access for Map 3 Lot 26, Map 3 Lot 27, Map 3 Lot 27-1, and Map 3 Lot 27-3.
12. Approval from DPW for driveway permits.  
Condition Subsequent:
13. Removal of several large trees, brush and limb trees to obtain proper sight distance of 200 feet, 10 feet back from edge of pavement on proposed driveways, as a condition of getting the driveway permit, in accordance with the driveway permitting process, and to the satisfaction of DPW.

Allen Brown seconded the motion. VOTE: 5-0-1. Barbara Griffin abstained. Motion carries.

**Map 35 Lots 35 & 35-1, Subdivision/Site Plan Review Hearing for a proposed eighteen unit age restricted condominium development (Miller's Landing Condominiums). Owner: Elmer Pease Family, LLC, And Applicant: Chicoine Construction Corporation, Property is located on Elm Street, Zoned: Residential-1 (This application was continued from the June 9, 2016 Meeting)**

By a vote of the Planning Board, this application has been continued to July 14, 2016.

Phil D'Avanza said they voted on the third action item—to recommend to the Board of Selectmen they reappoint Barbara Griffin as SNHPC Representative for the Town.

Tim Redmond said he voted against it because of her absence from the meeting.

### **CORRESPONDENCE & FYI**

#### **In Town Manchester Newsletter**

**Intent to Cut Permit for Map 1 Lot 61, Worthley Hill Road, Martin Allen Trust**

**Intent to Cut Permit for Map 2 Lots 29 & 32 and Map 5 Lots 102B, Worthley Hill Road, Glen & Bruce Allen Irrev. Trust**

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**Copy of NHDES Wetlands Permit Application for a driveway crossing to build a single-family home on Map 6, Lot 36-1-1. ZBA granted a special exception to build the home, which will expire in January 2017. (Planning, Board of Selectmen, Conservation and Town Clerk have all received copies.)  
Comments from Fire Department regarding Map 3 Lots 26 & 27, Kennedy Hill Road/Addison Road.**

Jim Raymond said he would not be here for the next meeting.

Tim Redmond gave a CIP Committee update. He said we heard from Parks and Recreation and Administration. Next we will hear from DPW and the Sewer Commission. Then we will begin our deliberations. We have a call back period but probably won't have anyone to call back. We often don't need all of the deliberative meetings.

**Allen Brown made a motion to adjourn. Jim Raymond seconded the motion. VOTE: 6-0-0. All in favor. Motion carries.**

The meeting adjourned at 7:48 pm.

Respectfully submitted,

Gail Labrecque  
Recording Secretary

**These minutes have been approved and corrected by the Planning Board on July 14, 2016.**