

GOFFSTOWN PLANNING BOARD  
MINUTES TO MEETING OF JULY 14, 2016

In attendance were Barbara Griffin—Chairman, Phil D’Avanza—Vice Chairman, Tim Redmond, Michael Conlon, and David Pierce—Selectmen’s Representative. Also in attendance were Jon O’Rourke—Planning & Zoning Administrator, Darrell Halen—GTV, and Gail Labrecque—Recording Secretary.

Barbara Griffin called the meeting to order at 7: pm. She asked the Board to introduce themselves. She said we have continuance requests for the Miller’s Landing application and for Goffstown Junior Baseball.

There were about 6 people in the audience.

**MINUTES—meeting of June 23, 2016**

**Tim Redmond made a motion to approve the minutes to the Planning Board meeting of June 23, 2016. Phil D’Avanza seconded the motion. VOTE: 4-0-1. David Pierce abstained. Motion carries.**

Phil D’Avanza said where the minutes refer to John Brown on pages 2 and 5 should read “Allen Brown.”

**OLD BUSINESS:**

**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 23, 2016 Meeting.)**

Barbara Griffin said this was requested to be continued to the August 11<sup>th</sup> meeting. They are working on permit issues and want to have as much done as they can.

**Tim Redmond made a motion to continue this application to August 11, 2016. Phil D’Avanza seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.**

**NEW BUSINESS:**

**Map 5 Lot 62, Completeness Review/Site Plan Review Hearing for a proposal to add a parking lot to the Villa Augustina Baseball Fields, Owner: RJM Real Estate Trust & Margaret Perron, Applicant: Goffstown Junior Baseball, located on Route 114/Mast Road & Normand Road, Zoned: Commercial Industrial Flex Zone**

Barbara Griffin said this applicant has requested to be continued to July 28<sup>th</sup> or August 11<sup>th</sup>. Eric Strand is out of town. She requests the Board consider August 11<sup>th</sup> because there are no applications for July 28<sup>th</sup>.

**Tim Redmond made a motion to continue this application to August 11, 2016. Phil D’Avanza seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.**

Barbara Griffin said there is a request for a fee waiver. Town projects generally pay the base fee and the other fees are waived. We will have to move on it when they come in.

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David Pierce said the Board of Selectmen have said they'd like to support Goffstown Junior Baseball as much as possible. That may involve waiving of fees.

**Map 20, Lot 16, J Review/Site Plan Review Hearing for a proposal to convert the 1,404 sq. ft existing garage/barn into an auto repair shop. The property currently has a real estate office (Century 21), along with a single family home on the lot, making this a mixed use property. JEM 443 Mast LLC, Applicant & Owners, 443 Mast Road & Route 114A, Map 20 Lot 16, Zoned: Residential Small Business Office-2 (RSBO-2)**

Jon O'Rourke said there are comments from DPW and the Fire Department. There are several things that can be cleared up relatively easily tonight. Comments from DPW talking of test pits and sewer lines. There is a waiver request from Section 4.C.21 Landscaping. Fire Department mentioned there are four occupants at that location. The applicant can clarify that. Gas was brought into the garage during the renovation and permits need to be confirmed. A variance was granted on June 2, 2015. The vote was 5-0-0 to approve 1 bay in the barn for auto repair.

Barbara Griffin said the variance is for an auto repair facility within the existing barn. Is the applicant aware of the comments received?

Jon O'Rourke said he is. They received it today. If they had received it earlier they could have addressed the details.

**Tim Redmond made a motion to find the application has no regional impact. Phil D'Avanza seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.**

Barbara Griffin said there is a waiver request for landscaping. The basis is that there is adequate

Jon O'Rourke said the application states that existing landscaping is sufficient for the scope of the work, and is out of view of the general public.

**Michael Conlon made a motion to grant the waiver requested for acceptance purposes only. Phil D'Avanza seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.**

**Tim Redmond made a motion to find the application is complete and ready for review. Phil D'Avanza seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.**

Ray Shea said this is a 3.5 acre property located on the north side of Mast Road. Route 114 intersects nearby. There is a farmhouse structure, an adjacent barn, and a gravel area. There is currently a Century 21 business and a residence. The existing barn is where the proposed automobile repair business will be. There will be no physical changes on the site except to pave the property. The structures remain the same. We want to phase the paving. They have designed a drainage area so it comes from the parking lot to a trench to a detention basin with an outlet. They've done a test hole in that area. It meets the requirements for what they've designed. They are prepared to address elevations. The existing buildings will be the same. He passed around photos of the current buildings

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for the Board to see. The applicant was granted a variance to have a one bay auto repair business. It is an extension of his business that is further into Pinardville for when his business runs over. It is a well landscaped lot. There are huge maple trees and a significant number of plantings. From the road you will see little of the new parking lot out back. There is a buffer of trees between the back parking lot and the abutting property. That abutter is also about 14 feet higher. They will be looking over the top of the building and trees. They received comments this morning. DPW comments are design matters that can be addressed. They are not significant.

Michael Conlon asked if they would be adding signage or removing the existing signage.

Ray Shea said there will be no sign for this business. Century 21 sign will stay. The building with the Century 21 business also has the residence. The stand-alone building is where the auto repair bay will be.

Tim Redmond asked about the paving limits.

Ray Shea said drainage was designed for the entire area. There's not much difference between gravel and impervious surface as far as drainage. This will keep it easier to plow and keep dust down. It will benefit everyone.

Tim Redmond clarified all driveways will be paid when all is done.

Ray Shea said yes. The applicant is going to get a quote on paving. He hopes to move in prior to the paving.

Barbara Griffin said they are keeping the same drive area that is there now. Are you going to pave out back also?

Ray Shea said yes. It's been roughed in already. All that is white on the plan he is addressing will be paved. The paved areas will have lines to help the flow.

Barbara Griffin asked what happens to the residence in parking.

Ray Shea said there may be space out back. The flow of one way works better for emergency vehicles.

Tim Redmond asked about the green areas around the paved areas. Will they be lawn areas?

Ray Shea said they will. When the pavement goes in they will create definition.

Tim Redmond asked if there is a rear entrance for the repair business.

Ray Shea said there is an entrance in back. The entrance in front is for the drive through.

Tim Redmond asked about the concrete pad with the car lift.

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Ray Shea said it exists now. It was there previously. Between the type of lift and the type of barn, trucks can't go on the lifts.

Barbara Griffin said the variance says auto repair facility within the barn.

Ray Shea said the parking in the rear is out of view of the road.

Michael Conlon asked about the second floor of the barn.

Ray Shea said it is storage space and accessory to the use.

Phil D'Avanza asked the dimensions of the barn.

John Hikel said it is 21 wide by 33 feet in the work bay. The other is where the tools will go. He'll only have one operational bay.

Phil D'Avanza asked if there is a lift there.

John Hikel said there is. There will be one car in the building at a time.

Barbara Griffin asked about the detention pond and burn issue.

Ray Shea said the 284 elevation should be 282 and we are going to add 5 or 6 inches of elevation to the berm. In the fire department comments, there are four mail boxes. One is Century 21. Another is the resident, the third is the applicant's, and the fourth is empty. Gas was brought to the barn but it's not hooked up yet. Permits will be obtained when that happens.

Phil D'Avanza asked the amount of parking required for the Real Estate parking.

Jon O'Rourke said he verified that it is correct. Two spaces are required for the resident.

Tim Redmond asked if a drainage calculation was done when they did their design. Do pre and post meet the requirements?

Ray Shea said they do. He doesn't think the water will ever leave the detention pond. It's course sand.

Michael Conlon asked about the lift outside. Where are the controls?

John Hikel said they are outside on the post.

Tim Redmond said he'd like to have the applicant represent information about that lift. Adding parking spaces for the resident should involve review by the Fire Department and needs to be represented on the plan.

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John Hikel said the previous owner he purchased the property from, and the gentleman there now, has been there many years. They park in front of the house at night because people use it as a U-turn and come through fast. Parking there prevents that.

Phil D'Avanza asked about the outside lift.

John Hikel said he has a plow truck and it needs service all the time. He can't service it inside so the outside lift is dedicated for that. He has about 20,000 feet of pavement plus his house and business down the street require a large plow truck and he needs a place to park it.

Barbara Griffin clarified there is one lift outside and one inside.

John Hikel said there is the lift outside and one service lift inside. There is another inside that is just going to be standing.

Tim Redmond asked if the outside lift would be for his business. The notice of decision specifies one bay.

John Hikel said the variance only specifies one bay in the barn.

Barbara Griffin said the variance is specific for the auto repair business to be one bay inside the barn. She has concerns about the outside bay, with the representation that it is for personal use. You don't reside at the residence.

John Hikel said the plow truck will be on it. No one will be able to access the key.

Barbara Griffin asked about hours of operation.

Ray Shea said on they plan they have specified 8 am to 5 pm.

John Hikel said it was designed as an overflow for his business.

Barbara Griffin opened the hearing to the public.

David Raymond, abutter across the street. He has a question about the term variance and special exception. It wasn't specified last year.

Barbara Griffin said there is a difference and the decision is listed as a variance.

David Raymond said the Zoning Board hearings included no mention of an outside lift. He doesn't know how an industrial tool can be constructed without a permit. The barn was the only place for repair work to be done. You can check the minutes to make sure that's accurate. It looks like it's about 10 feet away from the building. We have concerned about safety. There are children in the nearby residence. Should it be fenced off? You've doubled the amount of work that can be done. Just because someone says

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they can't use it for a certain use, who's to say they won't? Are there mechanisms to prevent that? He doesn't understand why there isn't a requirement to block the view between the properties. He will be able to see it. He strongly recommends that waiver not be approved. That was brought up last year. There are three houses across the street that will be impacted by everything that goes on over there. They would like protection from that. Do you need a permit to construct the outside lift?

Jon O'Rourke said he would have to check with the building department.

David Raymond said this building will impact us twice as much as it did before.

George Jones, abutter, said since John Hikel has been engaged in this project we've spoken about 15 minutes. We chatted and walked along the property. Jan Bournival had a discrepancy with her deed. His (George Jones) deed goes up the stone wall. John Hikel explained what he wanted to do and said it won't be a problem between them. When they describe the height as 14 feet, you are welcome to see his driveway. It is higher when you get way back into the heavier woods. John Hikel has left a border of old growth that gives us some protection. We looked directly on this site. It would be nice if we had some plantings in there. We wouldn't be reluctant to pay part of the costs. It would be better for privacy. His main concern is the outside lift. John Hikel had shared that he just wanted to fix the barn up and cut back on what he's doing. He thought this would be appropriate to work on one or two cars per day. There would be no problem with noise. He (John Hikel) made statements about going to Florida in the winter.

Barbara Griffin summarized that he'd like some consideration of landscaping on the boundary.

George Jones said they could work together on that. He doesn't want to look down on the parking lot. He assumes he will put lighting out there.

Barbara Griffin said the applicant is shaking his head no, and there is no lighting shown on the plan.

George Jones asked how you can have an outside lift without a lot of noise. Are people bound by what they say tonight, or can things change after the final permit?

Barbara Griffin said generally, the applicant has represented there is an existing business use and a residential use. They will continue. If there is going to be a change in use of those, the applicant would have to come back in. Now there is a proposal for the auto repair in one bay. If the applicant, or a new owner, they would have to come in with a new plan.

George Jones said if John Hikel follows through with what he has said, and if the noise on the outside lift is kept to a minimum, he doesn't have an issue. But he would have issues if these things weren't correct.

Barbara Griffin asked Meghan Theriault about the detention pond and revising it so it meets the conditions of the ordinance, and if she has additional comments.

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Meghan Theriault said she has no concerns besides that. It seems easily resolvable. They've already done a test pit and raising the berm is easy to do. The other comments are minor.

Barbara Griffin said page 9 of our packet, she understands there is no additional signing requested, and no lighting requested. Conservation talked about the drainage but they have done the test pit and we are okay with that. She asked about signage. A sewer permit would be required. The curb cut needs to be shown on the outlet side of the parking lot.

Meghan Theriault said they show curb cut in the driveway to the west. It's not broken on the plan.

Barbara Griffin asked about access to the pond.

Meghan Theriault said you want to be able to reach the pipe.

Barbara Griffin said the applicant needs to show that on the plan. The concrete pad with its lift is labeled. The detention issues has been resolved.

Tim Redmond said we need to talk about trash.

Barbara Griffin asked about signing. Is there any? The applicant has represented he's not putting up a sign for the business. She's asking about traffic flow. Will there be an enter/exit sign? Will there be a "Do Not Enter" sign? Will there be signage to direct people to parking?

Phil D'Avanza said we have one way coming into the parking lot. If you want to go to Century 21, we pull in and go past an existing residence. The plan doesn't show parking for the residence. Is there parking for the residence in the front?

Ray Shea said we talked about putting at least one parallel parking next to the residence. It's not a big area. He doesn't know that specific signage is needed.

Phil D'Avanza said he's putting himself driving through the lot. He wants to make sure he doesn't park in the resident's parking if going to Century 21.

Ray Shea said he viewed it as cars being parked. You can put a sign that it's parking for residents only.

Barbara Griffin said this is an existing use and people have been doing this for a while. She thinks some parking should be eliminated.

Tim Redmond said if you are going to make it a one way traffic plan, you need to make it safe and put up signs.

John Hikel said it's a free for all now.

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Tim Redmond said it follows in suit with the prior plan Bournival had for the condominium project. There were concerns about people crossing a line of cars. The lay out is good, but people need to understand with one way signage that it is one way out and one way in.

Barbara Griffin clarified they are going to ask for signs for entrance and exit. She asked about snow removal storage.

Ray Shea said they can show storage off the pavement, but if they need additional space, they have room with the additional parking spaces.

Barbara Griffin said our ordinance isn't known for being light on parking. If you take the 12.1 parking spots required, and you are proposing 16, she'd like to know why. If this is continued current use plus a few cars a day in the garage, why are we doing 16?

Ray Shea said we have the room.

John Hikel said he will park there. His girlfriend may come over. He doesn't want to run out of parking. He may want to park his boat in one.

Barbara Griffin said there is a fine line we are walking for a business that is 8-5 Monday through Friday.

David Pierce asked if the overage is indication that they are cuing cars up to work on them.

John Hikel said Brian Rose had 21 spots required.

Ray Shea said the trash will be inside the building. It's not household garbage.

Tim Redmond clarified the resident has his own trash barrels from the Town.

John Hikel said yes.

Tim Redmond asked about Century 21's trash.

John Hikel said he doesn't know.

Barbara Griffin asked about landscaping.

Ray Shea said Mr. Jones Driveway is along the property line. It was originally surveyed in 2007. Normally we survey from scratch. We didn't in this case. We leaned on prior surveys. He did look at some deeds to ascertain they were okay. He pointed out an area that has no vegetation. If any landscaping were to be done, it would be there. The house is in the back. You can't landscape where the driveway is.

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Barbara Griffin said in looking at the photos, she can see all sorts of stuff parked out back. She can see it when she drives by.

Ray Shea said he can't landscape the entrance.

Michael Conlon asked about the southeast side of the barn.

Ray Shea said we did propose putting grass there. You can't plant too much. There is ledge there.

John Hikel said he knocked off 8-10 feet of ledge to be able to address the Fire Department's concern. They couldn't originally get the fire truck around it.

Tim Redmond said you have 2.5 feet of foundation showing. You can certainly raise the grade and landscape in that area.

Barbara Griffin asked if we have any idea, when waiving the landscaping requirements, what it is we are waiving.

Tim Redmond said we discussed it at the Langley proposal. It's a formula based on fact. He wants to know the details.

Jon O'Rourke said he doesn't recall the formula. With Langley it was the amount of area being disturbed and the square footage.

Ray Shea said they ran into this on Daniel Plummer Road last year. This site is well wooded. It's intended to make sure a business is landscaped, but not one that is like this.

Barbara Griffin said we had one on Route 13 that required landscaping.

Jon O'Rourke said it is Section F. One tree and two shrubs for 5,000 square feet of the total lot area.

Ray Shea said that is 159,000+ square feet.

Tim Redmond said on a prior application, he requested a percentage that is requested to be waived rather than a blanket waiver. Will this property every morph into a vehicle sales lot?

John Hikel said no.

Tim Redmond asked if the plan at the ZBA showed a concrete pad with the lift.

Jon O'Rourke said it wasn't shown at the ZBA.

Barbara Griffin said the concrete pad is problematic. She's not sure what to do with it. Regarding landscaping, we have a couple of options. We've talked about entrance/exit signs, trash. The applicant

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didn't get told they need to do a calculation for the landscaping waiver. The applicant has represented they could do some plantings on the ledge out crop. And you can't block the road to the back.

Ray Shea said they would plant some shrubs in the island to soften the view to the back. And if it makes sense, the area in front of Mr. Jones, where there are no plantings, they could put some there. He looked at this as an existing facility that wasn't really changing and asked for the waiver.

Barbara Griffin said this will look substantially different when paved. There needs to be move plantings to break it up.

John Hikel asked if they'd prefer gravel in front instead.

Barbara Griffin said the reality is this will look different all paved. The abutters have expressed concerns.

Ray Shea said there is a place in the back that would be a good place for some plantings. They will address landscaping on the areas on the right side.

Tim Redmond said we all agree we don't want you to screen your business from the public. But we do want it to soften the look and make it more appealing.

Barbara Griffin said there is no sign and this is an overflow to the other building, so we can screen the business.

Michael Conlon said he'd like to see shrubs along the mailbox area and along the front on the right side.

Barbara Griffin said the outside concrete pad was not part of the variance approval and wasn't on the plan.

David Pierce said the applicant has stated it's not part of the activity of the plan.

Barbara Griffin said that could mean it's outside of the hours of 8-5 and Monday through Friday.

Tim Redmond said he has an issue that it wasn't submitted to the ZBA as part of the application. They would have given it consideration when they made their decision on this one bay/barn variance.

Michael Conlon asked if that was part of the approval.

Barbara Griffin said it is part of the plan now. It wasn't part of the ZBA approval. It is arguably for residential use.

Phil D'Avanza said it is technically another bay. There is one inside and one outside. It's not part of Century 21 and not part of the residence. Is it part of the garage?

Tim Redmond said they should make a decision based on what the ZBA saw.

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Michael Conlon said the ZBA didn't approve the plan presented to us. Should we put it back to the ZBA for approval or denial?

Tim Redmond said there are parking spaces shown on the ZBA plan where the concrete pad/lift are now. It doesn't exist on the plan.

John Hikel said it's a parking space for his plow, which is not for commercial use. The lift is not for fixing cars.

David Pierce said if the applicant wasn't proposing an auto repair bay but wanted to use the barn to store 5 antique cars, the lift wouldn't be a subject of discussion. He'd have a right to have it.

Barbara Griffin said it would be a discussion because it's a structure.

David Pierce said now it's a structure on a plan and the applicant said it's only for a plow truck. If solely a parking pad, you can disassemble the lift.

Michael Conlon asked if the lift would be used for maintenance on the plow truck.

John Hikel said yes. The lift inside the barn doesn't lift the plow truck. He's trying to look ahead so he's not stuck in a storm. It's not for customers or commercial use. It's like something he needs. It could be in sight of his neighbor, or in front of the Century 21 office. It needs to be there.

Tim Redmond asked if the Uptown Auto has the ability to lift it at the garage.

John Hikel said no.

Michael Conlon asked what authority we have to send it back to the ZBA for reconsideration.

Barbara Griffin said the question is whether the plan meets the requirements of the ZBA variance. Then it's up to the applicant to go back to the ZBA or not. We have a permitted use for an auto repair facility in the barn. The question becomes what to do with the pad that was constructed after the Zoning approval about a year ago. We seem to have worked out the other conditions.

Phil D'Avanza said the ZBA approved 6 parking spaces.

Ray Shea said they didn't prepare that plan. The ZBA approved the use. The Planning Board approves the site plan. There is nothing in the parking lot the ZBA would give an approval for. The site plan is an accessory to an application as the ZBA, but the Planning Board assesses the site plan. We conform essentially to the lay out of the ZBA plan.

Barbara Griffin said there are 11 spaces instead of 12 with the concrete pad.

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Tim Redmond said John Hikel has represented he won't use the concrete pad and lift for a commercial use. What if the property is sold and the new owner wants to use the pad and lift? Approving this plan with that on it sets us up for something else down the road.

John Hikel said it's in an emergency. He doesn't spend a lot of time out there fixing vehicles.

Barbara Griffin said it appears the Board has conditions worked out absent the issues with the lift. One might wonder if permits were obtained for the pad and lift. What is before us is a variance to allow an auto repair in one bay in a barn. It has placed the Planning Board in the position of a site plan approval not matching the conditions they have. The back of the building is part of the plan the ZBA was looking at. Does this Board want to approve the concrete pad with conditions?

David Pierce asked if it would be appropriate to have a condition that the outside lift not be used for any commercial purposes but only for the property owner when he wanted to lift something.

Tim Redmond said David Pierce has a good idea about conditioning the use of the lift. If a complaint comes forward for use for anything other than the plow truck, we have leverage for something down the road. He understands the reasoning to want to use it. We don't have verification of permits.

David Pierce said it also solves the issue of a future owner in five years.

Tim Redmond said it is a site plan and goes with the property.

Barbara Griffin asked for a consensus on the condition that the lift not be used for commercial uses related to the one bay repair facility.

Tim Redmond said the applicant said it would be for the plow truck exclusively. Those were the applicant's own words. And it becomes a condition on the plan.

The Board consensus was 4-1 that such a condition would be acceptable.

Barbara Griffin reviewed the conditions. Some are standard conditions precedent. Some are DPW comments. She has signage for entrance and exit, trash inside the building, no vehicle sales, and one vehicle in the building at a time.

Tim Redmond said snow storage can be left as an administrative item.

Barbara Griffin said the outside lift is for repair of the plow truck only. All other approvals required will be obtained.

Tim Redmond asked about parking for the resident. If they are parking in front of the building, it should be on the plan.

Barbara Griffin said she's okay with that. She said landscaping will be added on the east side.

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Tim Redmond asked how we will determine what is adequate. 32 trees and 64 shrubs is what is required. We made a prior applicant show us his percentage. This applicant should show us a plan of some kind rather than a blanket statement of adding landscaping.

Barbara Griffin said we had left some landscaping open with the YMCA application.

Tim Redmond said that was with neighbors across the street, on their land.

David Pierce asked if it would count if the applicant counted 32 trees already on his property.

Tim Redmond said it wouldn't. It needs to be added as part of the requirement. He would permit the applicant to count the existing shrubbery that is around the present building and include it in the calculation.

Barbara Griffin said they are asking the applicant to provide landscaping along the ledge outcrop area, in the circle area, and they going to add it on the east side to the Jones' property. She asked if it is acceptable for staff to review and approve.

Tim Redmond said we should see what we are getting. Also, the applicant asked if it could be paved after the fact. A phased paving plan needs to be part of what we are going to approve. If it is in two phases and takes a year we need to know that. We can't leave it open until the price is acceptable to the applicant. The applicant wants to open soon. We also should have a letter or some sort of as built drawing should be required.

Phil D'Avanza said if the front is intended to be paved, and the back part is also going to be paved, at that point can the applicant go to DPW with the plan for the completion of it. Does it have to come back here?

Tim Redmond said if the applicant tells us what the phased paving plan is we can approve a phased paving plan.

John Hikel said he can pave the whole thing at once. He was just looking for a little relief from an exuberant expenditure.

Tim Redmond suggested a deadline.

John Hikel said he'd like to do it before it snows. His plan is to be plowing asphalt and not gravel this year.

Barbara Griffin said the issue for further review is the landscaping. Tim Redmond is correct. She is inclined, given we didn't give the applicant clear direction on this waiver, she'd like to figure out a way to put the landscaping requirement in this and be done with this tonight. If we can't, we can't. She does think some landscaping should be on the east side. "Some landscaping" is pretty vague. She's reluctant to put the abutters on it. The reality is that anything proposed there wouldn't be that big to

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stop the view of seeing down the drive. She thinks in adding some into the ledge outcrop area, the turn-around area, and the along the property line is enough.

**Tim Redmond made a motion to continue this application to the next available date so they can show a landscaping plan and show the phased paving plan. There was no second and the motion failed.**

Jon O'Rourke said they have identified 26 trees and shrubs around the property on the plan. They are along the residence and along the road. He just counted.

Tim Redmond said the requirement would be 43 trees and 64 shrubs. Anything in front of the residence would be included.

Barbara Griffin said we have a number of conditions we are satisfied with. We are down to the landscaping. We cannot grant the waiver for purposes of approval. We can continue it for the applicant to have a specific proposal. Or we can approve it subject to administrative approval. She can't think of a condition that will satisfy the landscaping issues.

Michael Conlon suggested it could be something subject to being satisfactory to staff.

Ray Shea said they'd come back in two weeks.

Barbara Griffin said we are talking about the site plan conditions listed from DPW, engineering, and staff have been agreed to. In addition are the entrance/exit signage; a note that trash will be inside the building, one vehicle will be inside the repair garage, the outside concrete pad with car lift is not to be used for repair purposes but only for the owners plow truck, phasing of pavement will be included, no vehicle sales on site, additional identified parking shown on plan, a specific landscaping plan along with a percentage of landscaping shown on the plan. If this is continued, the public hearing will be recessed to that meeting and it will be reopened for comments. As built drawing or letter from a professional that the property was built in accordance with the plan.

Tim Redmond said we would want an as-built drawing and letter stating that things were built according to the plan.

**Tim Redmond made a motion to continue this application, and the public hearing, to July 28, 2016. Phil D'Avanza seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.**

Barbara Griffin said in two weeks we will see the specific landscaping on the plan.

Mrs. Jones asked if the public would be able to talk again at the next hearing. Has the lift been approved?

Barbara Griffin said yes. You can address anything you want. Nothing has been approved yet. It will be addressed at our next meeting on July 28<sup>th</sup>.

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**Tim Redmond made a motion to have Goffstown Junior Baseball on the agenda for July 28, 2016. David Pierce seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.**

**ACTION ITEMS**

**Request from Miller's Landing, Map 35 Lot 35, Elm Street, to be continued to the August 11<sup>th</sup> Meeting.**

**Request from Goffstown Junior Baseball, Map 5 Lot 62, to be continued to the Planning Board meeting of July 28, 2016.**

**Request from Planning Assistant to revised conditions of approval to add marking of the 50 ft. wetlands buffer and include language in new deeds for the Addison Road/Kennedy Hill Road, Richard Lamb Rev. Trust Subdivision, Map 3 Lots 26 & 27.**

Barbara Griffin said there is a request to add two conditions to the conditional approval for the Addison Road/Kennedy Hill Road subdivision. One is to mark the 50 foot wetlands buffer with permanent metal buffer markers. And to identify the buffer with the language of the deeds. We generally do that and simply missed it. The town representative has spoken to the applicant.

**Tim Redmond made a motion to add a 13<sup>th</sup> condition precedent to mark the 50 foot wetlands buffer with permanent buffer markers and to note it on the plan, and to a 15<sup>th</sup> condition subsequent to the decision to identify the 50 foot Wetland Surface Water Conservation District buffer in the language of the deed for the new lots. Phil D'Avanza seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.**

Barbara Griffin said it was a good catch by Patty Gale.

**CIP UPDATE**

Tim Redmond said CIP concluded. The consensus was that the requests from Department Heads, and Boards and Commissions, were reasonable and practical. They reviewed the information and priorities and voted unanimously to send the matrix to the Planning Board. We'll be making our presentation on the scheduled date.

Barbara Griffin said she does think bringing tonight's application back is a good idea. ---.

Tim Redmond said he thinks we established a precedent with a past application and should continue on.

**CORRESPONDENCE & FYI**

**Letter from the City of Manchester regarding possible regional impact for 8 Goffstown Road.**

Barbara Griffin said they must be going behind the house to get to the lots. If the Board wants anyone to attend, or if we want to respond, a response should be made. The density isn't consistent in this area.

Tim Redmond said they are going to Manchester, not Goffstown.

Tim Redmond said if we have an application with an approval, and the applicant sells the property, is the approval transferred to the new owners.

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Barbara Griffin said to sign a plan, it would have to be from the owner.

**Email from Staff regarding waiver of fee request.**

**Intent to Cut Permit for Denise Langley, Map 5 Lot 56, Tatro Drive.**

**Town & City Magazine**

**Tim Redmond made a motion to adjourn. Phil D'Avanza seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.**

The meeting adjourned at 9:20 pm.

Respectfully submitted,

Gail Labrecque  
Recording Secretary

**These minutes have been approved and corrected by the Planning Board on July 28, 2016.**