

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JULY 28, 2016

In attendance were Barbara Griffin—Chairman, Tim Redmond, Michael Conlon, Jim Raymond, Kimberly Peace, and David Pierce—Selectmen’s Representative. Also in attendance were Jon O’Rourke—Planning & Zoning Administrator, and Darrell Halen—GTV.

Barbara Griffin called the meeting to order at 7:04 pm. She asked the Board to introduce themselves. There were about 11 people in the audience.

MINUTES—meeting of July 14, 2016

Michael Conlon made a motion to approve the minutes to the Planning Board meeting of July 14, 2016. Barbara Griffin seconded the motion. VOTE: 3-0-0. Jim Raymond, Tim Redmond, and Kimberly Peace abstained. Motion carries.

OLD BUSINESS:

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)

Barbara Griffin said this application was continued from the meeting of July 14th and the application was accepted as complete at that meeting. A variance was granted to allow a motor vehicle repair use in the RSO-2 zone on June 2, 2015.

Jon O’Rourke said we discussed the variance and they are looking to do some improvements including driveways. We talked about the lift. There were comments from the previous staff review on page 4. The Board asked him to look into permitting for the lift. He found none. There are comments from the building inspector and from Lt. Connor, including additional comments about the lift. Basically, as it sits now, it has no permits and some are required. A lot of comments brought up last time by DPW were addressed.

Barbara Griffin said asked about the Zoning Board’s decision.

Jon O’Rourke said from the meeting minutes, Cathy Champagne amended her motion to grant the variances for the application for one bay, in the barn, as presented, as shown on the site plan. Alan Yeaton seconded the motion. The vote was all in favor. He also provided to the Planning Board what was provided to the ZBA as a site plan, as well as some photograph documentation as well.

Barbara Griffin said the applicant also gave us some photos last week.

Jon O’Rourke said the ones provided tonight were taken by the Building Inspector and himself. They show the lift and double bay doors on back. There is still currently an open permit from the building inspector. Marc Tessier hasn’t been back to give the final sign-off on the work that has been done on the renovations of the barn.

Barbara Griffin said from the street she sees one door. From the back are there two doors?

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Jon O'Rourke said there are two overhead doors in the rear.

Barbara Griffin said what we see going on still has to be dealt with by the Building Department.

Jon O'Rourke said that is correct.

Barbara Griffin asked how many garage doors are on the open building permit.

Jon O'Rourke said there is one on the front and one on the rear. The framing of it also needs to be inspected. With the building permit still open they could modify that.

Barbara Griffin said the plan presented to the ZBA and the plan presented to us don't show any doors for the garage. She noted that Ray Shea, applicant's representative, indicated she is correct. One of the issues we talked about last week was landscaping. Abutters had commented. Planning comments are much the same as before. There needs to be a drainage maintenance agreement. The Fire department comment last time was the four mailboxes. There is an issue with permits. This is now industrial use according to the Fire Department. Their observation is that this is not a residential lift. We have already accepted this site plan as complete and ready for review. There is a waiver requested.

Jon O'Rourke said it is for landscaping. But they provided a plan this time.

Jim Raymond said he has questions on the zoning on this. He can raise them with the Board later. He thinks there are zoning issues that haven't been addressed.

Ray Shea, from Sanford Survey, presented with John Hikel, property owner. We've addressed most of Meghan Theriault's comments. Sheet 1 addresses specifics that came up at the last meeting. They include that no vehicles are to be sold from the property, the outside lift is not to be used for commercial use, only 1 vehicle allowed in the barn, trash to be stored inside the barn, and site pavement to be completed by 12/1/16. We've added in and out signs because we talked of having more or less one-way traffic through the project. Sheet 2 shows a new landscape plan and the snow storage areas. We had asked for a blanket waiver of the landscape requirements. But to get more specific, sheet 2 includes landscaping requirements. When you look at the entire lot it's about 159,000 square feet. The requirement is 32 trees and 64 shrubs. If you look at the area to be developed, it's about 56,000 square feet. The calculations for that is 11 trees and 22 shrubs. We counted and there are 13 trees and 10 shrubs. WE have exceeded the tree requirements but are short on shrubs. One area abutting the Jones property, there is an area in from the road that is clear. We are proposing 6 arborvitaes that will help shield the site. That will bring us up to 18 trees in the developed area. We also talked of softening the view from Terrace Lane. We are proposing 6 rhododendrons there and another 6 in the island area. The condominiums behind are buffered by a couple of hundred feet of woods. The other issues to be addressed are standard. Meghan Theriault wants us to refer to best maintenance practices for automotive repairs and would like them attached to the drainage maintenance agreement. She agreed to our suggestion that it be on the plans instead.

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Tim Redmond said he disputes the “based on the developed area” statement. The requirement is based on total lot area. The shrubs and softening looks good, but the note “based on the developed area” has no weight.

Jim Raymond said he questioned the parking.

Ray Shea said we have more parking spaces than required. The real estate office has a need. There is a single family residence that has a need. And the proposed garage has a need for the worker and a couple of cars waiting for work.

Jim Raymond said we have treated that as a commercial use in the past when cars from a different site are being parked there. He recalls a discussion about a boat and Mr. Hikel’s other cars.

John Hikel said he doesn’t plan on expanding use of the parking for any other purpose. The only thing parked there now is the plow truck.

Michael Conlon asked about the Corolla in the picture.

John Hikel said it belongs to the resident. It’s not his own.

Tim Redmond said this question goes to the ZBA plan presented for the variance. And we have the plan submitted to this board for approval. Why are they so different? The ZBA plan doesn’t have the pad with the lift or the parking.

Ray Shea said he wasn’t part of the ZBA approval. The area around the barn had been rough graded so they went with that. In general, when at the ZBA, there is flexibility in the site plan. If they want the layout exactly as presented at that meeting, it’s reducing pavement. As far as the lift, it was there when he came on board to work on the project.

Tim Redmond clarified the lift happened between the time it was approved by the ZBA and now.

Barbara Griffin asked about the arborvitaes.

Ray Shea said those are the trees with no height required.

Barbara Griffin opened the hearing to the public.

Andrew Philippy, of 456 Mast Road, A & B, and 28 Meadow Lane, and Mary Philippy, introduced themselves.

Mary Philippy said they are co-owners of 456 Mast Road. It is not directly across the street, but is a little on the diagonal towards Shaw’s Plaza. They are more directly across from the Jones property. They have a family member living there. They themselves live on Meadow Lane. Their concern is about decreasing values of their properties as a result of this change. It is a largely residential neighborhood. There isn’t a lot of activity with the Century 21 business that is there. It fits in nicely with the

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neighborhood as does the antique place. She had a question about parking, and multiple cars being parked in front. It sounds like there won't be a lot of cars there. That would be more to her liking. They have a concern about the lift on the outside of the building—loud noises and more activity because of it. She thinks it unlikely it would be only for personal use. It is to be only used for the plow truck. Was the cost of the lift charged off as a business expense? In her opinion it is part of the business.

Andy Philippy asked where the compressor would be, as well as how big and how loud. When doors are open, how loud are the $\frac{3}{4}$ impact tools? Are they keeping the doors closed with ear muffs? Landscaping won't help the noise. He has a couple of plow trucks and doesn't have a lift for them. When doors are open, and they are doing dyno tests, the exhaust is incredible. If this guy gets this, how long will he be there? How long will he stay there? We've been there for 6 decades. If he puts a vehicle on the lift other than the plow truck, how long will it take the Board to address it? Where will paint fumes go when he paints? That's stuff to consider. The noise will be incredible.

George Jones, abutter on the side, said he was at the last meeting of the Planning Board. His concern is the realistic future intent of this. Initially a request was put in and the man came to our home to explain what he was planning to do. He, himself, has lived there for 30 years. If the Planning Board allows this, what is the potential for growth? There is an ethical and moral responsibility to the Town and the residents. He understood there would be no future growth, no signage, and no outside work. All work would be done inside the building. He'd like to see that specifically stated. The lift itself, from all he understands, was planned in advance but no request was put in. What are we saying in regards to the lift? Is it for any vehicle? If someone else moves in, what happens in that area? Do you want it to be commercial or industrialized? He has nothing against John Hikel. A short time after meeting with him, the outside lift was put in. His front yard is the where this lift and the back of the barn is. That concerns him. That work has to be contained as the ZBA granted, with no activity done out back. He's asking for clarification on this. The hours of operation have been stated to be Monday through Friday from 8 am to 5 pm. Last time he said he'd pay for some of the landscaping. He would have been glad to participate in that if he was asked. He doesn't want someone batting around with tools and equipment at night. Whatever decision you make you have to live with through tonight. He and his wife have to live with it all of their lives.

Jim Raymond asked what is on the land between the cleared area on the applicant's property and his (Mr. Jones') house, which is close to the lot line.

Barbara Griffin said it's easier to see on the map given to the ZBA. The driveway runs along the property line. To the right is a house and garage. There is another structure in back.

Mr. Jones said his driveway parallels this property. If you go back about 100 feet there is a triangular cluster of deciduous trees. There is an area back there that conceals what is going on. The rest of the area, John Hikel took down two 23 inch trees. Prior to that, you couldn't see in back there very well. Now it's open because of that and the shrubs taken out on the side of the wall. That area is where they pounded down the strip of ledge. Now it's an open area and you can look right up to our driveway.

Barbara Griffin closed the public hearing. She said this is our second hearing on this and we have a number of questions. We need to discuss them to decide how to proceed.

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Jim Raymond said he's looking at the Zoning Ordinance as to what is a permitted use in this district. Motor vehicle repair, service and towing, including body work is not a permitted use. We don't have an exception for vehicles owned by the applicant, but in this case the applicant is an entity. It's not the same entity as the other businesses that may use those vehicles. If that vehicle is being repaired on the site, it appears to be a use not permitted by zoning. The ZBA gave a variance for only certain uses, but not this one. It's not to say they wouldn't permit it. Maybe they will. If we find that use falls within this activity, and it's not a use permitted as a permitted use or by variance or special exception, this Board doesn't have the power to approve the plan. The variance was restricted to one bay inside the building. We find it has three bays, with an outside lift. That's not what was before the ZBA. It wasn't within the scope of the variance. This application is premature to be before us.

John Hikel asked the legal definition of the word "bay."

Barbara Griffin said this is the Board's deliberations. The applicant was moved up so they could hear well. At the meeting last week, she specifically asked about what would be going on on the right side of the building. The answer was just storage and a place to put things. Tonight she has a picture of the rear of the building that has two bays. The application was clearly for one bay. Directions on paving for the ZBA sort of went around the building, but what has been presented here goes up to the doors. This looks like it is not a one bay garage with all work to be done within the building. Even the concrete pad presented is for clearing commercial lots or non-residential uses. This is not a special exception for a use permitted in a district. It is a variance.

Michael Conlon said he has discrepancies for the ZBA approval and this application. The site plan presented is marked as a two bay facility. Adding on the outdoor one gives us potentially three bays. It is in the language in the box pointing to the two story wood barn.

Barbara Griffin said that is why, when Jonathan O'Rourke read the minutes, he said "she amended her motion to be a one bay." It was proposed to be a two bay but the ZBA approved one bay.

Jon O'Rourke said it is in the minutes previous it did mention that it was proposed to be a two bay.

Michael Conlon said we have no pictures of what is going on in the barn, but have potentially three bays.

Jim Raymond, said assuming he gets the permits and variance, he can come back before us. Typically would we approve a plan for which a permit hasn't been granted? He doesn't know how we can.

Jon O'Rourke read the minutes to the ZBA meeting: "Cathy Champagne made a motion to grant the variances for the application. Alan Yeaton asked if that was for one bay. Cathy Champagne said as submitted. Alan Yeaton said they submitted for two bays and presented this evening for one, in the garage. Cathy Champagne amended her motion to grant the variances for the application for one bay, in the barn."

Jim Raymond said his point was to the comments on the lift and whether it required a building permit.

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Jon O'Rourke said it does require a permit and has not been applied for.

Barbara Griffin said the permit taken was for the barn work, which hasn't been closed out.

Jon O'Rourke said yes.

Tim Redmond asked if Jon O'Rourke revealed the building permit as presented to the building department.

Jon O'Rourke said he did.

Tim Redmond asked if the permit was for one or two doors.

Jon O'Rourke said it was for one door.

Tim Redmond said it was for a single door but two were constructed.

Jon O'Rourke passed around a copy of the drawings from Langley for the Board to review.

Jim Raymond requested a copy of that drawing be put in this record.

Barbara Griffin said she assumes the pictures and the ZBA map will go in the record also.

Tim Redmond said at this point it seems the applicant should reconcile the building permit which doesn't appear to be what we have in front of us; the concrete pad which wasn't installed with any process from the Building department and the ZBA had no information on that when they considered the variance. Either remove the pad and lift, or go back and ask for a variance that includes the pad and lift, as well as complying with the building permit as presented to the Town.

Jim Raymond said we should also have clarification on the one bay.

Tim Redmond said if it has a single door, it qualifies as a single bay. He doesn't want to argue the merits of the interior because of there has to be room for tool benches, storage, etc.

Barbara Griffin said she would argue the interior because, as a member of the public said, what are they doing with this. You aren't putting in an overhead door like that. We talk about vehicles being parked there and it looks like a personal trailer being parked on the site. She forgot to ask about that.

Tim Redmond said it's up to the applicant to come back to us with more information or to go back to zoning. It's up to the applicant to remove it or do something different.

Jim Raymond made a motion to deny the application because it doesn't comply with zoning, it doesn't have a variance to permit this use in this structure and can't be heard at this time. He's concerned that what was presented was materially different from what was presented to the ZBA. That does happen, but in light of the zoning restrictions, it's material. Tim Redmond seconded the motion.

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Barbara Griffin said the alternative is to continue the application. But if it goes back to the ZBA, we'd have no idea when. This needs to be continued to a date certain.

Tim Redmond said the applicant could agree to remove certain items on this plan and make it comply with the notice of decision of the ZBA.

David Pierce asked if we need to determine what a "bay" is. The discussion was that if you see a garage door, it's a bay. We've heard 1, 2 and 3 bays. Are two of the doors a drive-through bay? Is another a convenience for getting tools in and out? It needs to be clarified.

Barbara Griffin said it's not a permitted use, and not on the ZBA approval, we don't have the authority to permit it.

Jim Raymond said we can permit two doors with one bay. But it doesn't resolve the other issue.

Barbara Griffin asked if the applicant would prefer to ask for a continuance to a date certain to address issues raised.

John Hikel said he would because there has been much misinformation spoken this evening as to what happened, including the three doors. He doesn't know if anyone here was at the zoning meeting. This isn't the way it went down. He'd like to explain the third door. It is for moving tool boxes in and to move the dumpster in. It's a utility door, not for automotive repair.

Barbara Griffin said there are issues beyond the application and having to do with the ZBA and permitting issues. Is there a date the applicant has in mind?

John Hikel asked, if he asked if he could resubmit, is there another submission fee.

Tim Redmond said if denied you have to start from scratch with abutter notices, etc.

Ray Shea suggested continuing for a month. If there are still issues outstanding, he'll write a letter to the Board.

Jon O'Rourke said the first meeting date in September would be September 8th.

Jim Raymond withdrew his motion to deny the application and Tim Redmond withdrew his second to the motion.

Tim Redmond made a motion to continue the application to September 8, 2016. Jim Raymond seconded the motion. VOTE: 6-0-0. All in favor. Motion carries.

Barbara Griffin explained that the public hearing would be reopened on September 8th when they hear this application again.

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Tim Redmond explained there would be no additional notice for this hearing and those interested in attending would have to pay attention by looking at the Town's website or calling the Town Planning office.

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 matter was continued from the July 14th meeting. We have not actually heard this application. We have had discussions for waiver of fees.

David Pierce said he is an officer of the Friends of the Rail Trail. In that capacity he has made comments about this project and will recuse himself.

Jon O'Rourke said the plans are the same as those from the prior meeting. They are looking at doing some improved parking to the gravel area. Junior Baseball is no longer to use the paved area across the street. The waivers were requested were for the fees and for the drainage study in lieu of a proposed drainage solution. In his opinion, this plan has no regional impact.

Tim Redmond made a motion to find the application has no regional impact. Kimberly Peace seconded the motion. VOTE: 6-0-0. All in favor. Motion carries.

Jim Raymond said the waiver of fees is a threshold item. We can't favor some over others. We can't pick and choose.

Jon O'Rourke said Patty Gale did some research on that. They have already paid the abutters fees. Town entities are not responsible for payment, but non-profit organizations are. There was discussion at a Selectmen's meeting that they would work with Goffstown Junior Baseball.

Tim Redmond said we have a memo from July 14, 2016 stating that Upreach Riding Center and the YMCA have had to pay full fees. They are non-profit. At St. Matthew's we charged them the abutter fee and the base \$200 fee for a site plan review in 2003. Patty Gale's opinion is that they should pay the abutter's fees and if there isn't much review regarding drainage, then they should charge the minimum fee of \$210.

Jim Raymond said he wants to make it easy for Goffstown Junior Baseball but doesn't want to make it more difficult for the Board down the road. He doesn't see how we can choose favorites.

Barbara Griffin said they got the suggestion from us.

Jim Raymond made a motion to deny the request to waive the fees, with the condition that it be a condition subsequent. Tim Redmond seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

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Jim Raymond made a motion that they grant the waiver request for the drainage study for acceptance purposes only, and find, with the prior vote on the fee waiver, that the application is complete. Tim Redmond seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

Barbara Griffin confirmed that the applicant received the staff, Conservation Commission, and engineering comments that are before the Board.

Jon O'Rourke said they have.

Eric Strand, from Goffstown Junior Baseball, said he is also a licensed, professional engineer in NH. We are trying to rectify our parking issue. We have none and it has caused quite a problem for Goffstown Junior Baseball. The paved area adjacent to the Villa Augustina was previously sold and we were notified we could no longer use it as parking. We have a proposal to construct a 95 space gravel parking lot. We have coordinated with Eversource and the Town in terms of getting this approved. Eversource has agreed to enter into an agreement for joint use of the property with us. This will give us rights across the easement area. We wanted to pave the parking lot but Eversource was not in favor of it because they have to bring in heavy trucks to maintain the utility lines. To appease them, we agreed to a gravel parking lot. He addressed the plan on display. He said they don't yet own the property. The bank required the permit from the Town first. The Rail Trail is adjacent to it. He is working with DOT on the entrance. DOT wants them to abandon an entrance to the parking lot so they will have one point of entry into the parking lot off of Mast Road. It crosses Town owned property Lot 19-45-7 and a swath that is currently owned by Eversource. They need to seek approvals to cross both of them. An issue from DOT was the line of sight. We are willing to remove boulders and bushes to improve the line of sight. There is another existing driveway on the property. It is gated off and is only used for deliveries for the concession stand, coaches dropping off equipment, maintenance of the facility—things of that nature. There has been an issue with parking and the Rail Trail. It was a free for all because we had no place to go. Ed Monty allowed us to use his field as a parking lot but it was ½ mile away. We had issues with people crossing the roads. At our conceptual site plan review in November/December of last year, Collis Adams, who also works for DES in the Wetlands Bureau, said it's not necessary for this. So we requested the drainage study waiver. We've done an analysis and have come up with a drainage system for the site. The site is flat. We're not changing the use other than the gravel parking lot. It is mostly cleared area because Eversource comes in to maintain the power lines. There are a lot of ledge outcrops so there isn't a lot of infiltration. It is a lot of sheet flow over land. Some comments from Meghan Theriault seem to have misunderstandings. The contours on the plan are tenth contours. Because it is so flat we wanted to show more detail in the graphic. It doesn't look like they tie into existing because they don't. The existing are 1 foot contours so a tenth doesn't tie into a 1 foot contour. They are maintaining the existing swale located to the north along the property line and will channel water into that. He pointed to the area they will build a detention pond to control peak flow and off-site flooding.

Michael Conlon asked about the (Ed Monty) property they were allowed to park on.

Eric Strand said he owns a lot of property behind the Villa.

Michael Conlon asked if the parking he has observed on the grass will be eliminated with this project.

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Barbara Griffin said she thinks the area he is referring to is where people assumed that they could park on the "cliff" up to the paved area they used to use. The part Eric Strand is talking about is beyond that.

Eric Strand said people were parking in the right of way. They had a parking initiative and encouraged people not to park there. People were getting towed for parking in the old parking lot. We were caught in a pickle.

Tim Redmond asked what they will do with the spring water that comes into the minor league field.

Eric Strand said there is a drainage channel that we will intercept and reroute it. He showed where to on the map.

Tim Redmond clarified it will go behind the new parking lot.

Jim Raymond asked if they are putting culverts in.

Eric Strand said they are not. They are putting in shallow swales.

Tim Redmond asked about the DOT requirement of vegetation removal. What did they want?

Eric Strand said they want 400 feet for line of sight. There are mostly limbs to be cut. They potentially want us to remove the 4 foot chain link fence. We hope we only have to move it inward.

Tim Redmond said it would be a disservice to cut those trees.

Eric Strand said the biggest concerns are the boulders stacked for safety purposes as well as the Planet Aid box, which can be moved. We can create a better line of site.

Tim Redmond said if you are going to do a gravel parking lot, handicapped spots may need to be paved for parking purposes unless we can get away with signage only. You will want to have something to let people know how to pull in there.

Jim Raymond said Meghan Theriault had comments. Have the comments on sheet 1 been addressed?

Meghan Theriault said she'd like to go through them.

Tim Redmond asked the difference between a drainage study and drainage solution.

Eric Strand said anytime you do site development, it is required to do a drainage analysis for the pre and post development drainage. When you develop a site you are generally adding impervious surface. That means, theoretically, there is more run-off. There are a lot of drainage solutions that mitigate that run-off that may occur from the site.

Tim Redmond asked if their solutions are included in their plan.

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Eric Strand said it does.

Tim Redmond asked if he is including the gravel parking lot as pervious surface.

Eric Strand said it's not impervious. The curb number is reduced from a pavement solution. Because it is extremely flat there will be some infiltration. You won't see as much as you would from a paved surface.

Barbara Griffin said page 8 of their packets contain comments to address. There was a question of an easement for crossing of the parcel. It seems that's been taken care of with that letter you have for us. There is an issue with the Town for an easement. Where does that come from?

Jon O'Rourke said he doesn't believe one exists now.

Eric Strand he there isn't one know and they would like to consider it as current use.

Jim Raymond said this Board can't grant it. The Selectmen can.

Barbara Griffin reviewed the list of staff comments. Is it an issue to remove the two abandoned utility pole stubs?

Eric Strand said Eversource requested they be removed.

Barbara Griffin asked if it is an issue to amend the dates on sheets S1 and E1.

Eric Strand said it isn't. The date should read 11/12/15.

Barbara Griffin asked if outdoor lighting is changing on the plan.

Eric Strand said it isn't.

Tim Redmond said asked what he would do for people to make it safe for night games. The parking lot is pretty far from the lights that illuminate the field.

Eric Strand said people are parking down in the same area now. The lights from the ball field illuminate that area pretty significantly. A typical practice is that a board member turns off the lights as they are walking away from the field. Everyone else is gone. We are comfortable there are enough lights in the area.

Barbara Griffin asked if there is going to be additional signage other than the entrance of the parking lot.

Eric Strand said no. We'll need to remove some signage just put in with the Rail Trail in terms of the Rail Trail accessing in and out of that property. We want one way in and out of the parking lot.

Barbara Griffin said Conservation had no comments. She moved on to DPW comments.

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Eric Strand said Sheet A1 was taken from the Town's GIS documents. To go out there and do metes and bounds would be an expensive task that we don't have the funds for. We request a waiver for that. We will also request a waiver for the soil maps. That is typically for the drainage study so they can figure out the infiltration rate. It is an existing gravel area over ledge, which means you don't get a high infiltration rate anyway.

Tim Redmond clarified the applicant would have to ask for the additional waivers in writing. You probably won't get an approval tonight because waivers have to be granted in a public session.

Eric Strand said that he would do that.

Barbara Griffin said she'd like to get this as close as possible. Sheet D1 seems to be simple changes to the plan.

Eric Strand said Meghan Theriault requested a copy of the as-builts for the 27 inch main. The other items can be roughed into the plan. He doesn't have good data on it. Regarding the drainage study, for clarification, there was a misunderstanding as to what the contours were. On Sheet S1 it looks like there are a lot of contours. It looks like it is steeply graded. If you look closely at the contours, they are tenth contours so side to side there is a two foot elevation difference. It's not much at all across the site. It's about 1% across the area. It's very flat.

Barbara Griffin said you are in contact with DOT for several issues—the site distance, removing of gravel, and sign detail.

Eric Strand asked what is needed for signage. They'd like to minimize it. They only sign they may need is for handicapped spaces.

Jon O'Rourke said he thinks basically that is what she was getting at and asking it be cleaned up.

Eric Strand said they can clarify that in writing.

Barbara Griffin said the Selectmen are the ones who have to deal with an easement. Are their issues with the Fire Department comments?

Kimberly Peace said she was backing up to Sheet S1 where Meghan Theriault said there was a drainage study required. Has there been a discussion about that?

Eric Strand said no. He got these comments just before traveling to Florida for work.

Barbara Griffin said if Meghan Theriault thinks there is more of a contour than there is, that may be the cause of the request for something the applicant thinks is not needed. What she has written down is the agreement with Eversource has come in. It's going to be gravel rather than pavement. Parking delineation is going to be by timbers. The removal of the entrance by the Rail Trail needs to be shown. The issues with DOT regarding sight need to be worked out. There appear to be questions about

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signage. It looks like there would be less signage. And there are two new waiver requests that will be submitted.

Michael Conlon asked the approximate width of the little neck connecting to the road.

Eric Strand said it is 24 feet.

Michael Conlon said Fire Department comments say it must accommodate a fire engine. There is nothing stated that says it would.

Eric Strand said it is designed so emergency vehicles can get in there. Eversource's concern was about bringing in large pieces of equipment. They will be bringing in tractor trailers and off-loading equipment. If Eversource can get in with their equipment, the Fire Department will as well.

Barbara Griffin opened the public hearing.

Jim Hujsak, President of Goffstown Junior Baseball, said we want to make this work as much as possible. If there are things we have to do, we will make changes to work with you. He thanked them for working with them. We have to have this approved by you to be able to purchase the property. We sat through one season and parking was horrendous. There were a lot of issues and we need a solution quickly. He thanked the family that offered the field. What they propose will enhance the Rail Trail in offering additional parking and another access point. Regarding the fee waivers, there are a lot of non-profits around here. We are all volunteers. You said you don't give the YMCA any breaks. But they have staff and payroll while we have volunteers. We charge families a bare minimum. We did increase the fees a little because we will be taking a mortgage on this land. Any breaks and help we get is huge. All the fees add up. We are community based. We are part of Goffstown.

David Pierce, of 21 Mill Street, said he is an officer of Friends of the Rail Trail.

Warren Denby said he is President of the Goffstown Rail Trail.

David Pierce said the applicant stated they justified 120 spaces would be sufficient for this facility. The Board should acknowledge that the calculations are correct and 120 spaces are sufficient. The existing parking spaces are 25. The applicant has no plan to show where those 25 spaces are to verify there was a correct debit from 120 down to 95. They concur with the applicant's desire to abandon the entrance into the gravel area that is about 15 feet from the crosswalk. The intent is to use the driveway only as a driveway to access the parking lot. We support that. Regarding Sheet S1, there is a line that goes through a sewer manhole. You indicate that is the north boundary of a parcel. It is parcel 19-47-5-1, which is for Public Service. He passed around a drawing to show that 30 foot width is not correctly shown. He believes that width goes entirely through the parking spots. He's familiar with practically every monument installed in 2008 after a survey of all 5 miles of the Rail Trail. The diagram shows three black dots representing the north edge of the 30 foot width. That is the boundary between the Rail Corridor and the 30 foot width of Public Service land. According to the way he presents the boundaries, the entire north strip of parking is in PSNH's land. Did Public Service know this when they

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granted the letter of approval? If the Board were to verify these boundaries, this drawing should be corrected.

Barbara Griffin asked if he is a surveyor.

David Pierce said no. He knows on the ground where those bounds are.

Tim Redmond asked about the Public Service easement. David Pierce is saying the parking lot is in the PSNH easement.

David Pierce said Public Service owns that land.

Tim Redmond said the rest of it is an easement for the rest of the parking lot. Is that what you are contending? The rest of the parking lot is under the right-of-way, which is more Public Service Land.

David Pierce said the RJM land starts at the southern edge of that 30 foot strip.

Barbara Griffin clarified that David Pierce doesn't believe the depiction of the Public Service line in the picture on Sheet S1, parcel 19-47-5-1, is in the correct place. He is saying either the drawing is wrong or the easement is wrong. Either the parking or the easement is in the wrong place.

David Pierce said what drew his attention to that is the location of the sewer manhole on the drawing. That is clearly within the 99 foot wide town corridor. The boundary markers between the Town and Public Service are clearly 30-35 feet south of that sewer manhole. The boundary line needs to be correctly shown. If that affects the easement conditions, that would need to be resolved.

Warren Denby said he's here on behalf of the Board of Directors of the Friends of the Rail Trail to congratulate Eric Strand on the work done so far and wish them the best of success. The Friends of the Rail Trail are anxious to support and work with these issues, and to resolve them as soon as possible. We know winter is on its way. We have cross country skiers and other athletes anxious to get on the trail. They always want places to park.

Barbara Griffin suspended the public hearing.

Jim Raymond said it looks like there are some waiver requests that need to be submitted. There are questions with Meghan Theriault's comments to resolve. To the extent it's applicable, there is the boundary dispute. We don't resolve boundary disputes. That's the applicant's responsibility.

Barbara Griffin said for most of the comments and conditions we had, they could make the changes, except for those that Jim Raymond brought up. She would give the applicant an opportunity to speak again.

Eric Strand said the property boundary map they provided to the Board came of the Town's GIS data base, which shows the property locations. If that's incorrect, you guys sorely miss-paid CDM for the work. But we believe it to be correct. There are no guarantees the sewer manhole is shown accurately,

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or that it is field located accurately in accordance with the boundary. We've presented the plan to Eversource and they are comfortable with going forward as presented. We acknowledge we have to submit to waiver requests and need to go to the Board of Selectmen for an easement. He requested a continuance for two weeks.

Jim Raymond said the easement with the Town can be a condition subsequent. You have to have a public hearing on that.

Jon O'Rourke said he would talk with Sue Desruisseaux. The next meeting is August 11th.

Tim Redmond made a motion to continue this application to August 11, 2016. Jim Raymond seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

Barbara Griffin said the public hearing will be continued until August 11, 2016.

Tim Redmond suggested the applicant not think of new waivers during the meeting.

Eric Strand said when you asked for a drainage study waiver, it's inferred you don't need the soil study. So he doesn't think a soil test waiver is needed.

David Pierce returned to the Board at 9:05 pm.

Barbara Griffin said this was continued to August 11th. The Miller's Landing Condo site plan is coming back. Chief O'Brien wants to do the Fire Station. There is a time extension request for Woodland Village. She saw something that said they got their AOC, and there is the St. Anselm's College student center addition. She would like to talk about the order in which they will consider these at that meeting. This will be a full agenda and we will have groups of people here. Old business—Goffstown Junior Baseball--will be first. Miller's Landing is a continuance and therefore also old business.

Jon O'Rourke asked if there were any requirements of staff in presenting the projects.

Barbara Griffin said she's not going to hear the Fire Station addition. That's a new proposal and we have these applications that have been going on for a while.

Tim Redmond said as a rule applications from the Town for Town buildings are pretty much a courtesy. They pretty much do as they please.

Jon O'Rourke said from his understanding it's exempt.

Jim Raymond said they come to us for comment.

Tim Redmond said Woodland Village would be short unless they have a lot of public comment.

Jon O'Rourke said the St. Anselm's expansion talks about the Cushing Center and some landscaping.

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Barbara Griffin said it's new business and we don't generally have a lot of issues with them. They do a good job applying. This will be Goffstown Junior Baseball's third time in front of us. Miller's Landing shouldn't take long.

Tim Redmond said we've already seen the plan. He doesn't think it will take long. They were coming back with some minor changes.

Jon O'Rourke said a lot of it was corrections to the plan and type-O's. There were permits from DES and he believes they have obtained them.

Barbara Griffin reviewed the order for the next meeting: Goffstown Junior Baseball, Miller's Landing, the Fire Station is new business. The center is new business. Do we want to take the time extension request out of order?

Tim Redmond asked if the Board is sticking to their having no meeting on August 25th. That is their annual tradition.

Barbara Griffin said it depends on what happens, but that is the hope. We will keep this agenda in order. St. Anselm's is at the end of the list.

Jim Raymond asked if we should tell them they will be last on the list. They may want to continue.

Barbara Griffin said periodically we have an agenda with several applications and at this meeting they are going to be last.

Jon O'Rourke said he will make them aware. The only other thing for tonight is correspondence for the intersection.

Barbara Griffin said it is a meeting on August 10th.

Tim Redmond asked when the funding is available for that.

David Pierce said it's at the end of the 10 year plan. He and Mark Lemay attend this meeting for the Selectmen.

Tim Redmond asked about the NHDES letter regarding Blackbriar Woods. It was a condition of approval to meet the DES requirements. It's built and people are living there.

Jim Raymond asked if they've not been keeping them.

Tim Redmond said they may not have submitted them.

Barbara Griffin said the letter from DES states there was a requirement for the development a long term maintenance plan for storm water practices. It itemizes what is expected to be in that plan. They are requesting copies of all records for the storm water inspection and maintenance activities for the

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project. It is requesting it to determine the effectiveness of the approved practices. They are asking for this information within the next 30 days.

Tim Redmond asked if that would go to the owner.

Barbara Griffin said it went to Mr. Martel.

Tim Redmond said Eric Mitchell was the engineer of record. He should receive a courtesy copy.

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

The meeting adjourned at 9:15 pm.

Respectfully submitted,

Gail Labrecque
Recording Secretary

These minutes are subject to approval by the Planning Board.