

THIS IS AN UNOFFICIAL SUMMARY OF THE MEETING. PLEASE NOTE THE MINUTES ARE THE OFFICIAL RECORD OF THE MEETING.

Date: September 9, 2016
To: Sue Desruisseaux, Town Administrator
From: Jonathan O'Rourke, Planning & Zoning Administrator
RE: September 8, 2016 Planning Board Meeting

Present were: Chairman Barbara Griffin, Vice Chairman Philip D'Avanza, Tim Redmond, James Raymond, Michael Conlon, David Pierce - Selectmen Rep, Gail Labrecque, Jonathan O'Rourke - Planning and Zoning Administrator, Darrell Halen - GTV.

Absent: Kimberly Peace

Meeting convened at approximately 7:00 p.m. All members present were voting members.

Board members voted to approve the Minutes of August 11, 2016 with amendments

Public Hearing on the Draft 2017-2022 Capital Improvements Program (CIP) Matrix

Brief presentation by CIP Chairman – Tim Redmond

Earl Carrol –Community at large member

Would like a workshop potentially?

Should matrix reflect bond?

Better definition of rating – “immediate”, “necessary”, etc...

Offsetting revenues, should we look at this also?

Would like to complete a formal revision of the handbook

Will meet again to present to the Planning Board

Motion to accept matrix as presented

Motion carries

OLD BUSINESS:

Map 20, Lot 16, Completeness 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) (**Continued from the July 28, 2016 Meeting**)

- 02June2015 – Variance granted for 1 bay auto repair facility (in barn).
- Brief presentation by applicant's representative Ray Shea

Public Comments:

- **Jason Spencer 444 Mast Rd**
 - Concerned about the lift, will it actually be removed?
 - Concerns with landscaping
 - Would request a timeline for removal
 - Concerns about parking as well
- **Andrew & Mary Philippy 456 Mast Rd A&B & 28 Meadow Lane**
 - Would like the lift removed along with the concrete pad
 - Concerned with multiple cars being parked there, increased traffic
 - Has concerns about landscaping as well

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- **Dave Raymond - Abutter**
 - Believes Zoning Board made a large mistake allowing this use in the zone
 - Urges Board not to grant any relief to the applicant
 - Lift removal needs to be in writing and given a time line

- **George Jones - Abutter**
 - Abutter to the East side
 - Concerned about the realistic intent of the use of the property
 - Concerned about potential growth of the property
 - Concerned with the work, wants to make sure work is done inside the barn
 - Outside Lift – would like the lift removed.

- **Motion** to continue to the October 13, 2016 Planning Board Meeting
 - **Motion** carries

NEW BUSINESS:

Map 15 Lot 166-1, Conditional Use Permit Hearing/Completeness Review to allow two (2) separate driveways to be constructed that will not meet the 40 ft. driveway separation requirement as per Section 7.4.2 of the Goffstown Zoning Ordinance, on an existing lot that will have a two-family home built on the property. A Conditional Use Permit must be granted in order to allow the construction of two driveways that do not meet the 40 ft. separation requirement. Daniel Lapointe, Applicant & Owner, located on Laurier Street, Zoned: Residential-2

Brief presentation by Applicant, Daniel Lapointe

- **Motion** to accept, no regional impact, complete and ready for review
 - **Motion** carries

Public Comment:

- No comments

- **Motion** to approve
 - **Motion** carries

Correspondence reviewed by Board, including but not limited to:

Memic - 83 Sarette Rd – BOS request comments for a Building Permit Application on Class VI Road reviewed at the beginning on the meeting.

- **Brief** presentation by applicant's representative
- **Motion** to send a "No comment" remark to the Board of Selectmen
 - **Motion** carries 3-2-1

Letters - From abutters of 443 Mast Road project reviewed during discussion of the application.

22Sep2016 – to be noticed as a "Workshop" (items the Board feels need to be addressed).

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The meeting adjourned at approximately 9:31 PM.

Next PB meetings: 22Sept2016, 13Oct2016, 27Oct2016, 10Nov2016

Respectfully submitted,

Jonathan O'Rourke, Planning & Zoning Administrator

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