TOWN OF GOFFSTOWN

NH COMMUNITY PLANNING GRANT PROGRAM

APPLICATION FOR

"SUSTAINABLE PINARDVILLE"

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New Hampshire Community Planning Grant Program
Grant Round 1 Application Form

Application Deadline: June 15, 2012 (postmark)

Instructions and scoring criteria are available at www.nhcitizenplanner.org.

Direct inquiries to:	Benjamin D. Frost, Esq., AICP New Hampshire Housing P.O. Box 5087 Manchester, NH 03108	bfrost@nhhfa.org (603) 310-9361

Applicant (for multi-jurisdictional projects, indicate lead applicant and list all municipalities)

Town of Goffstown

Contact Person

Brian K. Rose, AICP, Planning & Zoning Administrator

Address

16 Main Street
Goffstown, NH 03045

Telephone

(603) 497-8990 ext. 118

Email address

brose@goffstownnh.gov

Amount of CPG Funding Requested

$ 50,000.00

Committed Local Match

$ 12,500.00

Total Project Budget

$ 62,500.00

Provide a brief description of your project (no more than 3 sentences) that could be used for publicity purposes if your project is selected for funding. Indicate if this is an application either for a *Neighborhood Heritage District* or for *Inclusionary Zoning*.

The Pinardville Sustainable Community Planning Project will entail a two year effort to focus new attention and creative analysis to the Pinardville section of Goffstown. The goal of the project will be the development and adoption of the Pinardville Sustainable Community Plan, which will be implemented through regulatory changes to strengthen the Pinardville Community as a sustainable community. This project will result in smart growth regulations that will cultivate the neighborhood's unique character, encourage mixed-use developments, and create a more livable and sustainable Pinardville Community.

Please include the following with your application:

1. Project narrative (5 pages maximum; see details in the Grant Application Instructions)

2. Project budget (see details in the Grant Application Instructions)

3. Letter(s) of commitment for match

4. For single municipality applications:

   Signed copy of the governing body's official act or resolution authorizing the filing of this application

   For multi-jurisdictional applications:

   Signed copy of the governing body's official act or resolution authorizing the filing of this application from each participating municipality; and

   Signed copies of the intergovernmental agreement(s) prepared pursuant to RSA 53-A, or other comparable agreement

5. Other supporting documentation as appropriate, including letters of support from local boards, residents, or other entities in the community such as businesses or non-profit organizations, and any other material supporting or verifying information in the application. Do not include full paper copies of lengthy reports or planning publications; submission of abstracts of such matter and full documents on electronic media (flash drive or compact disc) or provision of Web addresses that link *directly* to such documents are preferred.

Note: All project information and final products and materials relating to the project shall be made available to New Hampshire Housing. These materials may be used for public education and outreach, as examples for future applicants, or for training purposes by New Hampshire Housing, along with other federal, state, regional, and local organizations.

Signature of Chief Executive Officer of municipality holding fiduciary responsibility or other representative designated by the governing body certifying that the information contained in the application is true and complete to the signer's belief: David W Pierce Signature DAVID W. PIERCE Printed name 14 JUNE 2012 Date	Mail one paper copy and one digital copy of the completed application, narrative, budget, and supplemental materials to: CPG Application Attn: Benjamin D. Frost New Hampshire Housing P.O. Box 5087 Manchester, NH 03108 **Applications must be postmarked no later than June 15, 2012 to be considered.**

Community Planning Grant Program
Project Budget Worksheet

Provide an itemized budget below. Itemized tasks should be reflected in the application narrative Scope of Work section, as described in the Application Instructions. Refer to the Application Instructions for information on Match requirements and examples.

NOTE: As described in the Application Instructions, a minimum of 5% of CPG grant funds must be used for outreach activities to engage traditionally marginalized or underserved populations in the community.

	Task Name	CPG Funds	Cash Match	In-Kind Match	Task Total
Task 1	Project Management	1,500.00	-	1,250.00	2,750.00
Task 2	Consultant Selection and Oversight	-	175.00	700.00	875.00
Task 3	Public Outreach Activities and Eduction	3,000.00	700.00	1,000.00	4,700.00
Task 4	Public Workshops and Design Charrette	6,000.00	-	1,100.00	7,100.00
Task 5	Pinardville Sustainable Community Plan Drafting	15,000.00	-	800.00	15,800.00
Task 6	Plan Adoption and Distribution	3,200.00	150.00	925.00	4,275.00
Task 7	Smart Code Drafting	18,000.00	-	1,000.00	19,000.00
Task 8	Public Smart Code Workshop	2,100.00	175.00	800.00	3,075.00
Task 9	Review & Finalize Smart Code	1,200.00	1,750.00	800.00	3,750.00
Task 10	Propose Smart Code for Adoption	-	175.00	1,000.00	1,175.00
Task 11					
Task 12					
Task 13					
Task 14					
Task 15					
Task 16					
Task 17					
Task 18					
Task 19					
Task 20					
	If more than 20 tasks are planned, list them on a separate sheet.				
	Totals	50,000.00	3,125.00	9,375.00	62,500.00

	Total expenditures on outreach to marginalized or disadvantaged populations	3,000.00	700.00	1,000.00	4,700.00

This should be at least 5% of the total CPG grant funds requested.

APPLICATION NARRATIVE

Project Goals:

The Town of Goffstown proposes a two-year project to create a **Sustainable Community Plan** incorporating Smart Growth and sustainable principles, and a **Smart Code**, both specific to that area of Goffstown known as Pinardville. Our goal is to set the framework for a "Sustainable Pinardville."

The Town seeks funding in the amount of $50,000 and pledges $12,500 in matching requirements (both cash and in-kind) to accomplish this project.

Development in Pinardville over the last fifty years has occurred in an uncoordinated, piecemeal fashion through variances, spot zoning, and with refashioned zoning mechanisms developed more specifically for the Goffstown Village and the Route 114 Corridor; both distinctly different than Pinardville. Pinardville is typical of the Franco-American settlements that grew in the suburbs of Manchester in the early 20th century, serving as a residential suburb for employees of the mills in Manchester. During the 1930s and 1940s a series of small homes on small lots were built in the area. Post World War II development led to a mix of residential neighborhoods and commercial businesses. Mast Road (Route 114A), Pinardville's main artery, has been developed essentially as a commercial corridor through the center of Pinardville.

Although Goffstown adopted zoning in 1961, it was enacted without comprehensive planning and therefore reflected current uses rather than the community's vision in Pinardville. Since that time, Pinardville has only seen minor changes in zoning regulations (Pinardville zoning maps in Appendix D). Pinardville is in sore need of better regulations that will focus on creating the flexibility needed for mixed use, compact development, and more transportation options, while supporting more active, healthy, and socially engaged lifestyles. Our project considers all of these issues.

This project supports the regional goal (Land Use Goal C: Smart Growth/Affordable Housing in Appendix F) found in the Southern New Hampshire Planning Commission's Regional Economic Development Plan of "seeking balanced growth and development which broadens the local tax base and respects and strengthens quality of life, community character and the environment." Pinardville is an essential part of the greater Manchester region, including the business district and Saint Anselm College – which is used nationally for political events. It is incumbent upon us to ensure the viability of this part of our region.

Scope of Work and Budget: **For Detailed Budget Figures - See Appendix B**

Task 1 Project Management

Town staff will perform overall project management including submitting necessary financial forms and progress reports as required by New Hampshire Housing. The consultant will provide documentation on public participation levels at public meetings, workshops, and hearings.

Task 2 Consultant Selection and Oversight

Town staff will prepare the necessary RFP and advertise for competitive proposals to contract with a qualified planning consultant with experience in sustainability, design charrettes, and smart growth based codes. The planning consultant will lead the Town in the development and adoption of the Pinardville Sustainable Community Plan and develop a Smart Code to implement Plan.

Work Products – RFP, Executed Contract

Task 3 Public Outreach Activities and Education

Town staff, with the assistance of New Hampshire Housing, will develop the outreach activities and education, which will include a project webpage on the Town's website, news releases, a quarterly e-newsletter, and appropriate social media to engage participation in the project among residents, property and business owners, youth, and marginalized and underrepresented populations within the Pinardville Community. The consultant will be responsible for measuring the participation of marginalized and underrepresented populations at public meetings, workshops, and hearings.

Work Products – Outreach Plan, Project Webpage, & Media Plan

Task 4 Public Workshops and Design Charrette
The planning consultant and Town staff will be responsible for coordinating and facilitating public workshops and design charrette. Subsequent to a public listening session it is anticipated there will be at least two public visioning workshops and a major design charrette event will be held, involving municipal officials, property owners, businesses, youth, and marginalized and underrepresented populations.

Task 5 Pinardville Sustainable Community Plan Drafting
The planning consultant will be responsible for drafting the Pinardville Sustainable Community Plan. Town staff and municipal officials will be responsible for providing data and feedback to the consultant who will make all necessary edits and revisions. All draft copies of the plan shall be made available and advertised for public review and inspection at public places (Town Hall, the Library, and community centers in Pinardville) and on the project website.

Task 6 Plan Adoption and Distribution
The planning consultant and Town staff will be responsible for coordinating and facilitating public hearing held prior to adoption of the Plan. Upon adoption, the plan will be presented to the Board of Selectmen and active community groups in the Pinardville Community and will be published and available at public places (Town Hall, the Library, and community centers in Pinardville) and on the project webpage.
Work Products – Pinardville Sustainable Community Plan

Task 7 Smart Code Drafting
The planning consultant will be responsible for drafting smart growth zoning and planning changes specifically tailored and designed to reflect the visions, goals, objectives, and recommendations of the Pinardville Sustainable Community Plan. Town staff will be responsible for working with the planning consultant to provide requested data and information to implement the proposed regulatory changes.

Task 8 Public Workshop – Smart Code
The planning consultant and Town staff will be responsible for coordinating and facilitating the public workshops to scrutinize the proposed regulatory changes. These workshops will involve municipal officials, property owners, businesses, and marginalized and underrepresented populations and it is anticipated there events will result in revisions to the proposed regulatory changes and engage public support for smart growth regulations.
Work Product – Draft Smart Growth Planning and Zoning Amendments for Final Review

Task 9 Review & Finalize Smart Code
Town staff, municipal officials, and the Town attorney will review the Draft Smart Growth Planning and Zoning Amendments for final revisions prior to adoption.

Task 10 Propose Smart Code for Adoption
The Town staff will be responsible for coordinating and facilitating the public hearing to be held prior to adoption of any smart growth regulatory change in accordance with applicable land use statutes. The Town staff and municipal officials will be responsible for promoting any proposed zoning amendments on the project webpage and within the context of the Media Distribution Plan.

<u>Master Plan Consistency:</u> **For Master Plan Goals - See Appendix E**
The development of the Goffstown Master Plan Update (adopted 10/06) was based upon implementing the eight Principles of Smart Growth for New Hampshire developed by the NH State Office of Energy and Planning (OEP) in their 'Achieving Smart Growth in New Hampshire' (10/03) publication. The Pinardville Sustainable Community Planning Project is consistent with the eight smart growth principals adapted for the Master Plan Update because the project will:

1. Maintain and reinforce traditional compact settlement patterns in Pinardville;
2. Foster the traditional character and unique qualities of Pinardville;
3. Incorporate a mix of uses to provide a variety of housing, employment, shopping, services, economic, and social opportunities in Pinardville for all members of the community; and
4. Involve the community in planning and implementation to ensure development retains and enhances the sense of place, traditions, goals, and values of the local community.

Furthermore, the Master Plan's Recommended Land Use & Growth Principles and Actions highlighted the traditional character and the unique challenges and opportunities in Pinardville. Specifically, the Pinardville Sustainable Community Planning Project will realize the Master Plan's Recommended Land Use Actions:

Action LU 11. Developing an updated Pinardville Master Plan by expanding and refining the zoning, land use, infrastructure and quality of place concepts for Pinardville presented in the NH Route 114/114A Corridor Management Plan.

Action LU 1. Revise the current zoning districts as needed to reflect the current desires of the Town to reinforce traditional settlement patterns while still promoting appropriately scaled growth and development and recognizing contemporary residential development patterns.

Action LU 8. Build upon and strengthen the adopted design guidelines for residential and commercial development in Goffstown Village, Grasmere Village, Pinardville and other areas of Town.

Consistency with the NH Livability Principles:

We feel that our application specifically applies to each of the NH Livability Principles, but wish to highlight the two best fitting principles more specifically. They are: The Promotion of Traditional Settlement Patterns and Development Design, and Community and Economic Vitality. The other principles of housing choices, transportation choices, natural resource functions and quality, and energy efficiency and climate change are also at the forefront of this discussion, however cannot be discussed in their entirety here due to the five page limit.

1. **Promotion of Traditional Settlement Patterns & Development Design**

- **Efficient Use of Land** – This project will result in a plan and code that creates more flexibility for development to occur on small lots. Pinardville is already laid out with small lots; however, the flexibility of developing these small lots is not available. Our setback requirements are very restrictive and many of our residents and business owners are required to obtain a Variance in order to do expand their use.
- **Compact Design Principles** – This project will evaluate the walk-ability of Pinardville and create better policies and regulations that address this issue. As we provide more flexibility into the regulations, the more likely we are to see compact development. This will provide more opportunities for a wide array of housing choices. We realize that there are many minority as well as low income residents that reside in Pinardville and want the Town to have enough housing choices to accommodate all groups. We do realize that this may have some negative impacts to residents, due to the "closeness" of other residences (or even non-residential uses) and possible nuisances that may occur as a result. We will seek public input for these discussions.
- **Invest in Existing Community Centers** – Pinardville is one of the three main existing community centers in Goffstown – and notably has the most commercial development of the three. Not only is it a community center for Goffstown, but it also provides much of the services/shopping/other needs for residents on Manchester's west side.
- **Mix of Uses** – One of the main goals of the Smart Code would be to allow for better flexibility when mixed uses are proposed. As development and redevelopment occurs in Pinardville, we hope to be able to provide a better set of rules/guidelines for mixed use developments and to provide opportunities for economic growth in the town. We feel that mixed use development is one way to accomplish that goal. At the same time, we hope to encourage development that is energy efficient and provides for live-work opportunities.
- **Consistency with Traditional New Hampshire Village Character** – We feel that mixed use development is very consistent with traditional NH village development. We see this project as getting back to what Pinardville should have become, had regulations been better written for this area. We will be encouraging New England style construction, promoting village style economic development, planning for open space and gathering areas as well as "eyes on the street" for safety.
- **Conservation of the Working Landscape** – Pinardville's landscape is primarily driven by the existing developed areas. These areas developed along the Piscataquog River – which is a major natural barrier and prohibits ease of connectivity to other parts of Goffstown. The Kelley Street Bridge is the only bridge in that area that crosses the river – and that is in Manchester. There was an old rail line that also ran all the way

through from the Goffstown Village into Manchester – where now the Goffstown Rail Trail lies. These pieces of Pinardville will be crucial pieces of the plan to consider and preserve.

- **Support of the Uniqueness of an Individual Community's Character** – Our Master Plan Smart Growth Principle #2 is: Foster the traditional character of Goffstown's downtowns, villages, and neighborhoods that are distinct from rural areas (Appendix E). This has been stated as one of our goals all the way back to the 1997 Master Plan and this project will continue promoting Pinardville's character.
- **Recognition of the Importance of "Central Places"** – Central places provide locations where efficiencies of development can occur. For example – water and sewer infrastructure is expensive and may not be available in all areas of town, but if concentrated in a "central place" such as Pinardville (which it is) it behooves the Town to encourage compact development so that the infrastructure is used efficiently. It is also important to have gathering areas and open space areas where residents can go to participate in community activities.

2. **Community and Economic Vitality**

- **Economic Development Opportunities -** The promotion of economic development has long been a desire of the Town of Goffstown. Integrating a Smart Code into our Regulations will provide better opportunities for creating new businesses and allowing additional businesses to locate within Pinardville. Building upon sustainable design factors will improve the visual quality of the village and allow the vitality of Pinardville to act as a catalyst for the expansion of commercial opportunities into other areas of Goffstown and the region. Increased costs of road construction, vehicle purchasing, and providing services to the residents of our town over time have required increases in taxes. With the preservation of the existing businesses and the addition of new businesses in town, we would decrease the need to increase taxes – thus making our town more livable and economically sustainable. We encourage "spending local" as this helps the businesses and in turn, will help the community as a whole.
- **Employment** – Employment is directly related to economic development because when businesses succeed, jobs grow. Our plan is to increase the economic viability of Pinardville by creating regulations that support the businesses that are currently located there, while encouraging additional business opportunities to locate here – and providing our residents with jobs close to home. Too many times, a person will have to go elsewhere for quality jobs because the employment base is not here – thus creating an even more unsustainable environment forcing them to travel long distances by car.
- **Cultural Heritage and Social Activity –** The project will address community vitality and culture by creating more of a "village" feel to the Pinardville area. The existing development pattern in Pinardville follows the "Commercial Corridor" concept – which is much more "driven" by the automobile. Throughout the planning process of creating the Pinardville Sustainable Plan, areas of "destination" highlighting the cultural heritage of Goffstown should be planned where community events can occur.
- **Education Resources** - Education is a major contributor in the economic vitality of our town. We are grateful to have a higher education facility here in Pinardville – Saint Anselm College. We would love to see additional educational resources locate here. We believe that this project will foster the future development of additional higher educational facilities by creating regulations that will better allow such development. We hope that those educated here will end up staying in the community and establishing their businesses here.
- **Community and Individual Health –** Compact developments can be a benefit to a person's health as well as to the entire community. As people get out and walk to their destinations, they will become healthier. As less vehicles crowd the streets, less CO2 is emitted into the air. This plan will explore the use of "urban gardens" and incorporating their use into the regulations. As local food businesses and gardens thrive, people will eat more organic, healthier foods, rather than foods grown with growth hormones and harmful pesticides.
- **Creating Strong Communities for All** – This project will strengthen the community by giving them the means by which they might take control of their community and neighborhood. The residents will be the ones writing and voting on this plan and code. Once they have done so, they will have been empowered to start improving their own properties. Communities are regained not by the Town, but by its people – one by one.
- **Personal and Communal Safety** – This project will promote and foster safety by creating "eyes on the street." Provisions for outdoor seating, benches, appropriate type and size of landscaping that allows for

visibility of hidden areas, multi-story buildings with balconies, fenestration, sidewalks, public art (a destination) which invites people to a place (deterring crime), lighting, directional signage, direction of traffic, vehicle travel, limiting the number of access points on Mast Road, and much more – all will be considered in this project.

- **Social Connectivity and Social Capital –** By providing a plan and regulations that address such aspects as physical connectivity and community interaction, we expect that more social networking will occur. These networks already exist and are prevalent within minority groups for example where there may be a language barrier. Individuals group together because they have something in common. By implementing this project, the entire Pinardville community will have something in common and will be striving for the same common goal – to improve their sense of place. As a result, they will create bonds with people they didn't know before – which often times may result in information regarding employment opportunities or other information sharing.
- **Arts and the Creative Economy –** This project will be evaluating and creating regulations for the use of public art to serve as a visual enhancement to the community and a way to invite people to a space. Additionally, the project will consider allowing for places to perform music, outdoor theater, dance, and all kinds of design professionals, providing a place to work, succeed with their endeavors, and share their creative talents with the rest of the community. We hope that these professionals will share their vision of Pinardville as we go throughout this process.

Readiness to Proceed:

We do have the required cash match available immediately thanks to support from the Goffstown Industrial Corporation, and have already sought and received support from both the Goffstown Board of Selectmen and Planning Board for this project. We would move forward with the project as soon as grant funding is awarded.

Outreach Plan:

Involving the community in the planning and implementation of the Pinardville Sustainable Community Plan will involve a broader planning process than has used in the past. Prior to submitting this application the concept of the project was discussed before the Economic Development Council, Planning Board, and Board of Selectmen; all of which endorse the application and concept detailed herein. A newspaper article in the May 31, 2012 edition of the Goffstown News, a free weekly print media, talked about the Town's economic development efforts and informed citizens of the Town's intention to pursue this grant opportunity to study for the first time on its own the existing development of Pinardville and potential regulation changes to foster Pinardville's unique neighborhood character.

Furthermore, the outreach plan will engage citizens that in the past may have not been specifically sought out for participation in the planning process: non-white minority population and youth as well as non-English speaking groups. Comparing the student population information from Goffstown SAU #19 for Bartlett Elementary School in Pinardville against 2010 Census Demographics indicates the student population has 11.1% non-white minority population, whereas Goffstown as a whole has 5.6% non-white minority population. The outreach plan will also seek to engage youth and citizens through a project webpage and social media; neither of which have been used in past planning efforts. Throughout the planning process the planning consultant will be responsible for measuring the participation of marginalized and underrepresented populations at public meetings, workshops, and hearings and Town staff will be responsible for reporting the efforts to engage the population identified with the assistance of New Hampshire Housing.

Conclusion

In conclusion, Pinardville's Sustainable Community Plan and Smart Code will enable conformance to NH Livability Principles by providing the framework and regulations needed to ensure the proper development of properties and by providing a plan for economic, environmental, and cultural stability. We sincerely hope this grant request is approved and awarded to us so that we can make "Sustainable Pinardville" a reality.

APPENDIX A

PROOF OF MATCH AND LETTERS OF SUPPORT

Town of Goffstown

BOARD OF SELECTMEN

June 14, 2012

Benjamin D. Frost
New Hampshire Housing
P.O. Box 5087
Manchester, NH 03108

RE: New Hampshire Community Planning Grant Program

Dear Mr. Frost,

The Goffstown Board of Selectmen, being the governing body of the Town of Goffstown, acknowledges the submission of the application for a New Hampshire Community Planning Grant for the Pinardville Sustainable Community Planning Project. If selected as a recipient of grant funds, the cash expenditures and Town staff shall be committed to the tasks indicated in the application. Project management oversight and in-kind staff services shall be provided by the Planning & Zoning Administrator with assistance from the Economic Development Coordinator.

The Pinardville section of the Town presents unique challenges and opportunities different from those in Goffstown Village, Grasmere Village, and the rural areas of the Town. The Pinardville Sustainable Community Planning Project will provide an effective means to smart growth regulatory changes in the Pinardville Community to encourage a sustainable community development plan and renewal of this section of the Town through implementation of the New Hampshire Livability Principles and the eight Smart Growth Principles in the Goffstown Master Plan Update of 2006.

We request that this grant application receive favorable consideration.

Sincerely,

David W Pierce

David Pierce, Chairman
Goffstown Board of Selectmen

16 MAIN STREET • GOFFSTOWN, NEW HAMPSHIRE 03045
ADMINISTRATION: (603) 497-8990 • FAX (603) 497-8993

Goffstown Board of Selectmen Meeting
And All Boards Meeting Minutes
June 11, 2012
Grasmere Town Hall

Oil and Propane:
Sue told the Board that the SAU has gone out to bid for heating oil and propane and included the Town of Goffstown. The vendor expects the price to come down next week. Due to the volatile market the Town will need to respond within 24 hrs. of the price announcement. Does the Board wish to authorize the Town Administrator to act within the 24 hour window asked Sue? Selectman D'Avanza said when you say you'll have this week, you mean this week? Sue said yes. Selectman D'Avanza said so this will be about 11 a.m. on Wednesday. Sue said he (the vendor) didn't specify it.
Selectman D'Avanza moved, Selectman Lemay seconded to authorize the Town Administrator to act on the pricing for oil and propane being negotiated by the SAU. Chairman Pierce-aye; Vice Chairman Gross-aye; Selectman Adams-aye; Selectman D'Avanza-aye; Selectman Lemay-aye. Passed: 5-0-0.

Request for Out of State Travel – IT Director:
Sue said a town employee requests authorization to travel out of state on July 19th and in November 11 – 14 (total cost $900). These costs are budgeted in that department's account line.
Selectman Lemay moved, Selectman D'Avanza seconded to authorize out of state travel. Chairman Pierce-aye; Vice Chairman Gross-aye; Selectman Adams-aye; Selectman D'Avanza-aye; Selectman Lemay-aye. Passed: 5-0-0.

NH Community Planning Grant:
Sue said on 5/7/12 the Board of Selectmen authorized moving forward with the NH Community Planning Grant application for $50,000. This grant will be used to hire a consultant to study the Pinardville section of Town and make recommendations for the Zoning Ordinance (or the regulations). The Board now needs to authorize the Chairman to sign the grant application and the letter committing to the match ($12,500 of which 75% is in kind and 25% is cash).
Selectman D'Avanza moved, Selectman Lemay seconded to authorize the Chairman to sign the grant application and the letter of support. Selectman Adams asked have we identified how we will come up with the match. Sue said yes, it's in the grant application. ***Chairman Pierce-aye; Vice Chairman Gross-aye; Selectman Adams-aye; Selectman D'Avanza-aye; Selectman Lemay-aye. Passed: 5-0-0.***

SELECTMEN'S DISCUSSION:
OLD BUSINESS:
Chairman Pierce asked if any member of the Board wanted to review a subject? There was no Old Business brought up.

NEW BUSINESS:
Selectman Adams asked if the trees to be removed at Glen had been identified in the letter that was sent out because he had a concern about larger trees being cut that had already been marked. Chairman Pierce said in my mind yes. Selectman D'Avanza said we only authorized the trees that have grown in the past 5 years. Board members had a concern about the trees to be cut and wanted the trees flagged that are not to be cut. Chairman Pierce agreed to work with the DPW on that.

Town of Goffstown
16 MAIN STREET • GOFFSTOWN, NH 03045

June 14, 2012

Benjamin D. Frost, Esq., AICP
NH CPG Program Administrator
New Hampshire Housing
P.O. Box 5087
Manchester, NH 03108

RE: Planning Board Support Letter - NH Community Planning Grant Application – Town of Goffstown

Dear Mr. Frost :

The Town of Goffstown is submitting an application to the NH Community Planning Grant Program, for regulatory reform of the area of Pinardville within our Town. The Goffstown Planning Board, at its May 24, 2012 meeting, voted to recommend that this application be submitted. We strongly feel that a change in Pinardville must occur toward sustainability or the situation there will only continue to worsen. This area has long needed a strong look at regulatory reform. Development along the Mast Road (114A) corridor has been haphazard in many cases and much of it has transitioned from residential uses over to commercial uses, without the benefit of a planned approach. Zoning Regulations in Pinardville have allowed the area to intensify in use over time, but the regulations governing this area have remained essentially the same. The Town needs to look at this area pro-actively instead of reactively to proposed projects. These efforts will give the Town a chance to plan for the right type of development to occur in order to achieve the highest level of livability possible.

We believe that Pinardville's success is a crucial part of our town-wide sustainability because it contains much of the non-residential tax base that we need to sustain our current level of population and development. It has long been known for its higher densities and smaller lots (in relation to the rest of Goffstown). This poses problems when using typical zoning districts because many of the lots are non-conforming from the start. For this reason, we feel that the residents and business owners have gotten the "short end of the stick" when it comes to community planning and zoning.

We sincerely hope that you and your application reviewing committee will find our application worthy of receiving funding and that as a result, our Pinardville section of town will have the right set of rules and regulations to work with that will give us better walkability and flexibility for mixed use development, alternative modes of transportation and connectivity while discouraging the development of suburban style commercial strip malls and development that requires the use of automobiles in this area.

We commit to participate in the planning process and in the implementation of this project. We acknowledge and appreciate your time and efforts in this project and respectfully request that that our application receive favorable consideration.

Sincerely,

Tim Redmond

Tim Redmond, Chairman
Goffstown Planning Board

FAX (603) 497-8993 • TELEPHONE (603) 497-8990 Extensions:
Administration (100) • Assessing (112) • Building/Health (114) • Finance (104) • Planning (117)
Tax Collector (110) • Town Clerk (107)

Mark Warden said he's not familiar with the site.

Brian Rose said he doesn't need a vote but the consensus is helpful.

Phil D'Avanza said we are here now. If we don't vote, is it not absolute?

Barbara Griffin made a motion that the Board finds that the site plan from November 30, 2006 is no longer valid. It is for Map 35 Lot 35.

Richard Meaney said if we vote on one site plan that is expired, do we have to do that every time? We have rules that say it is no longer valid.

Tim Redmond said it's gone both ways.

Barbara Griffin said she could amend her motion to direct the Town Planner that if someone should inquire, he should tell them they are expired.

Brian Rose said he doesn't need a motion.

John Hikel said it's not difficult to resurrect a site plan if someone wants to do the same thing.

Barbara Griffin said that depends on the new and updated rules, Zoning Ordinances and regulations.

Grant Application – NHHFA – Pinardville

Derek Horne said he's here to talk on the planning grant. They want to submit an application to the NH Planning Grant program to study and do a Master Plan and propose regulations in Pinardville. This is to promote smart growth, and local, environmental, and social sustainability. We want to look at Pinardville because of the Zoning Ordinance. Since the Zoning Ordinance was adopted in the 1960's, there has been residential development in between and behind the Commercial and Industrial development. Today you have RSBOD that serves as a transition. We look to the Master Plan and Corridor plan. The 2006 plan talks of curb cuts and traffic levels. The Village was studied and we got the Village Commercial District. But Pinardville is recommended to be treated as a unique area of town. There would be a two year grant to develop an RFP, hire a consultant, and seek public participation. There would be draft plans and important issues identified. GIS would be used to identify important sites and resources. This is to see what the Town would have happen in Pinardville. This will involve staff, the Planning Board and the public. It's almost a Master Planning process focusing on Pinardville.

Phil D'Avanza said we had some zoning issues we had to deal with last election. The Planning Board spoke about working with residents to achieve some zoning changes in the area. This would be a vehicle that we could work with residents along the corridor in that area to come up with some planning for the whole corridor.

Derek Horne said it would be. This would be to look at the entire corridor from the Manchester line to the 114A intersection.

Phil D'Avanza said we would be completing the comments we made to the public that we would be willing to work with them to satisfy everyone.

Tim Redmond asked the net gain for Pinardville.

Derek Horne said zoning has always been reactionary. This would get the regulations for what the community wants to see there, and we could implement those changes.

Brian Rose said Pinardville has a lot of non-conforming lots. It has been cut up into very small lots and zoning has never changed to a degree to be what they are and not be so non-conforming. We can make changes to allow for houses to have a setback of 15 feet when they have little room to work with. Hopefully we could come up with zoning to match what exists there.

Tim Redmond asked if the changes would affect their taxes.

Phil D'Avanza said that's not a fair question of Derek Horne. That's an assessing question. They are based on use.

Brian Rose said if they change to a commercial enterprise they would be taxed for commercial.

Phil D'Avanza said the commercial zone gives a home owner opportunity and if he takes advantage of that opportunity it will affect his taxes.

Tim Redmond asked about combining lots to make something like a Lowes.

Derek Horne said it's a possibility if that's what the people want. The waivers and variance process is how things are accomplished. Is it better to determine what you want to see in coming years?

Richard Meaney asked where the money would go.

Derek Horne said you have to have a consultant, either through a bid process or SNHPC.

Richard Meaney asked the process to hire one.

Derek Horne said the Planning Board would be involved. A steering committee would be staff, the EDC, and the community.

Tim Redmond said the Board of Selectmen would award the bid.

Brian Rose said it doesn't always have to be the lowest bid. If there is a request for qualifications and they aren't met by the submittal, you go to the next. And if they present a fee that the town can't afford, you go to the next. A vote to move forward would be requested. The Board of Selectmen has voted and wants the town to go forward.

Phil D'Avanza said he supports it.

Richard Meaney said he abstained. He wants to know how much it would cost.

Derek Horne said we would apply for a two year grant for $50,000.

Brian Rose said it would be about $3,000 of actual cash. The rest of the match would be met by in kind—staff and volunteer time. That can be counted as dollars toward the matching requirement.

In a poll of the Board, John Hikel, Tim Redmond, Barbara Griffin and Brian Hansen each said they would support it. Mark Warden and Richard Meaney said they do not.
Barbara Griffin made a motion that the Board supports the grant application for the NH Community Planning Grant Program to focus on zoning regulations in Pinardville—a two-year grant for $50,000. Phil D'Avanza seconded the motion. VOTE: 5-2-0. Mark Warden and Richard Meaney against. Motion carries.

Rules & Procedures
Richard Meaney said the changes he has are brief. On page 4, 6(f) (i) should say "10 days," not just "10." On page 4, 6(f)(ii) should say that public notice "shall be" published or posted. On page 6 Article 10 regarding Development Regulations should read "site plans" rather than "site plan." In Articles 11 and 12, the title of Planning & ECD should be changed to match the new title of "Planning & Zoning Administrator." On page 7, 2(b) should read "boards" rather than "board." And lastly, in #3 it should read "Article 8" instead of "section 8."

Richard Meaney made a motion to adopt the rules of procedure as amended. Mark Warden seconded the motion.

Phil D'Avanza said this is a lot better.

VOTE: 7-0-0. All in favor. Motion carries.

Richard Meaney made a motion to adjourn. Phil D'Avanza seconded the motion. VOTE: 7-0-0. All in favor. Motion carries.

The meeting adjourned at 10:30 pm.

Respectfully submitted,

Gail Labrecque
Recording Secretary

These minutes are subject to approval.

Town of Goffstown
16 MAIN STREET • GOFFSTOWN, NH 03045

June 14, 2012

Benjamin D. Frost, Esq., AICP
NH CPG Program Administrator
New Hampshire Housing
P.O. Box 5087
Manchester, NH 03108

RE: Economic Development Council Support Letter - NH Community Planning Grant Application – Goffstown

Dear Mr. Frost :

The Town of Goffstown is submitting an application to the NH Community Planning Grant Program, for regulatory reform of the area of Pinardville within our Town. The Goffstown Economic Development Council is in support of this application. The Town needs to look at this area pro-actively instead of reactively to proposed projects.

We believe that Pinardville's success is a crucial part of our town-wide sustainability because it contains much of the economic tax base that we need to sustain our current level of population and development. We also acknowledge that while our efforts are more focused on economic development and business development within the town, no community is sustainable without a good mix of commercial *and* residential development as well as the community facilities and infrastructure that goes along with that. We have seen good examples and bad examples of community development and feel that Pinardville has been ignored over time when dealing with planning for the future sustainability of the Town.

The Pinardville Sustainable Community Planning Project will provide an effective means to achieve smart growth regulatory changes in the Pinardville Community. It will encourage a sustainable community development plan and renewal of this section of the Town through implementation of the New Hampshire Livability Principles and the eight Smart Growth Principles in the Goffstown Master Plan Update of 2006. We feel that this effort is imperative to the long-term success of our Town's economic, social, and environmental aspects of sustainability.

We pledge our support in participating in the planning/review process and sincerely express our appreciation for your time and efforts in reviewing our application. We also request your support by approving our application and hope to be working with you in the future on this project.

Sincerely,

Stephen Langley, Chairman
Goffstown Economic Development Council

FAX (603) 497-8993 • TELEPHONE (603) 497-8990 Extensions
Administration (100) • Assessing (112) • Building/Health (114) • Finance (104) • Planning (117)
Tax Collector (110) • Town Clerk (107)

GOFFSTOWN INDUSTRIAL CORPORATION
P.O. Box 644
Goffstown, NH 03045

June 12, 2012

Mr. Derek M. Horne
Assistant Town Administrator/
Economic Development Coordinator
Town of Goffstown
16 Main Street
Goffstown, NH 03045

RE: New Hampshire Community Planning Grant Program Application
Creating a Sustainable Community Plan for Pinardville

Dear Mr. Horne:

The Goffstown Industrial Corporation would like to lend its support to the Town of Goffstown in its effort to obtain and administer the above-mentioned New Hampshire Community Planning Grant to be used to create a Sustainable Community Plan for the Pinardville section of the Town.

The Goffstown Industrial Corporation also agrees to provide up to $3,000 in cash to the Town over the two year life of the proposed Grant in order to assure that the Town's matching fund obligations are met.

We believe that Pinardville is distinct from, and suffers from markedly different influences, issues and problems than, the Village and rural portions of Goffstown. This Project will seek to determine the most effective means to implement zoning and planning changes in the Pinardville Community to encourage a sustainable community development plan and renewal of the community as a whole through implementation of the New Hampshire Livability Principles developed by the Transportation and Land Use Roundtable convened by the New Hampshire Charitable Foundation. This is exactly the type of program which the Goffstown Industrial Corporation was organized to support and encourage.

We are committed to partnering with the Town to provide volunteer assistance and financial support for this purpose. Please do not hesitate to let us know how we can more fully support your Grant Application and work with the Town toward successful completion of these important goals.

Sincerely,

Anthony C. Marts,
Director & Treasurer

An IRC Section 501(c)(6) non-profit corporation formed in 1982 seeking to encourage industrial, commercial, manufacturing and warehouse development for the purpose of encouraging the growth and prosperity of the Town of Goffstown and towns contiguous thereto.

APPENDIX B

DETAILED BUDGET TABLE

Pinardville Sustainable Community Planning Project
Budget Worksheet

Tasks	Description of Work	Estimated Hours	Rate per hour	Estimated Cost	Funding Source
1 Project Management	Planning Consultant	10	$150.00 (avg.)	$ 1,500.00	CPG Funds
	Town Staff	25	$50.23	$ 1,250.00	In-Kind Match
			Estimated Task Total	**$ 2,750.00**	
2 Consultant Selection and Oversight	RFP Notice/Advertisement	-	-	$ 175.00	Cash Match
	Town Staff	14	$50.23	$ 700.00	In-Kind Match
			Estimated Task Total	**$ 875.00**	
3 Public Outreach Activities and Education	Planning Consultant	20	$150.00	$ 3,000.00	CPG
	Printing, Mailings, Public Notices			$ 700.00	Cash Match
	Town Staff	20	$50.23	$ 1,000.00	In-Kind Match
			Estimated Task Total	**$ 4,700.00**	
Phase I - Pinardville Sustainable Community Plan					
4 Public Workshops and Design Charrette	Planning Consultant	40	$150.00	$ 6,000.00	CPG
	Town Staff	10	$50.23	$ 500.00	In-Kind Match
	Planning Board Members	30	$20.00	$ 600.00	In-Kind Match
			Estimated Task Total	**$ 7,100.00**	
5 Pinardville Sustainable Community Plan Drafting	Planning Consultant	100	$150.00	$ 15,000.00	CPG
	Town Staff	10	$50.23	$ 500.00	In-Kind Match
	Planning Board Members	15	$20.00	$ 300.00	In-Kind Match
			Estimated Task Total	**$ 15,800.00**	
6 Plan Adoption and Distribution	Planning Consultant	20	$150.00	$ 3,000.00	CPG
	Plan Printing & Distribution (Consultant)	-	-	$ 200.00	CPG
	Public Notice of Adoption Hearing	-	-	$ 150.00	Cash Match
	Town Staff	10	$50.23	$ 500.00	In-Kind Match
	Printing Services / Distribution (In-Kind)	-	-	$ 125.00	In-Kind Match
	Planning Board Members	15	$20.00	$ 300.00	In-Kind Match
			Estimated Task Total	**$ 4,275.00**	
Phase II - Smart Code Development & Adoption					
7 Smart Code Drafting	Planning Consultant	120	$150.00	$ 18,000.00	CPG
	Town Staff	20	$50.23	$ 1,000.00	In-Kind Match
			Estimated Task Total	**$ 19,000.00**	
8 Public Smart Code Workshop	Planning Consultant	14	$150.00	$ 2,100.00	CPG
	Public Notices	-	-	$ 150.00	Cash Match
	In-Kind Printing Services	-	-	$ 125.00	In-Kind Match
	Town Staff	6	$50.23	$ 300.00	In-Kind Match
	Planning Board Members	20	$20.00	$ 400.00	In-Kind Match
			Estimated Task Total	**$ 3,075.00**	
9 Review & Finalize Smart Code	Planning Consultant	7.33	$150.00	$ 1,200.00	CPG
	Town Attorney Review	10	$175.00	$ 1,750.00	Cash Match
	Town Staff	10	$50.23	$ 500.00	In-Kind Match
	Planning Board Members	15	$20.00	$ 300.00	In-Kind Match
			Estimated Task Total	**$ 3,750.00**	
10 Propose Smart Code for Adoption	Notice for Public Hearing	-	-	$ 175.00	Cash Match
	Town Staff	12	$50.23	$ 600.00	In-Kind Match
	Planning Board Members	20	$20.00	$ 400.00	In-Kind Match
			Estimated Task Total	**$ 1,175.00**	
11			**Estimated Total Project Cost**	**$ 62,500.00**	

APPENDIX C

PROJECT SCHEDULE

Pinardville Sustainable Community Planning Project

Schedule of Workshops, Hearings, and Work Products

Tasks	Phases	2012						2013												2014					
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1	Project Management																								
2	Consultant Selection and Oversight																								
3	Public Outreach Activities and Education																								
	Phase I - Pinardville Sustainable Community Plan																								
4	Public Workshops and Design Charrette																								
5	Pinardville Sustainable Community Plan Drafting																								
6	Plan Adoption and Distribution																								
	Phase II - Smart Code Development & Adoption																								
7	Smart Code Drafting																								
8	Public Smart Code Workshop																								
9	Review & Finalize Smart Code																								
10	Propose Smart Code for Adoption																								

- Public listening session.

- Public Workshop/Design Charrette

- Public Hearing

- Plan Adoption

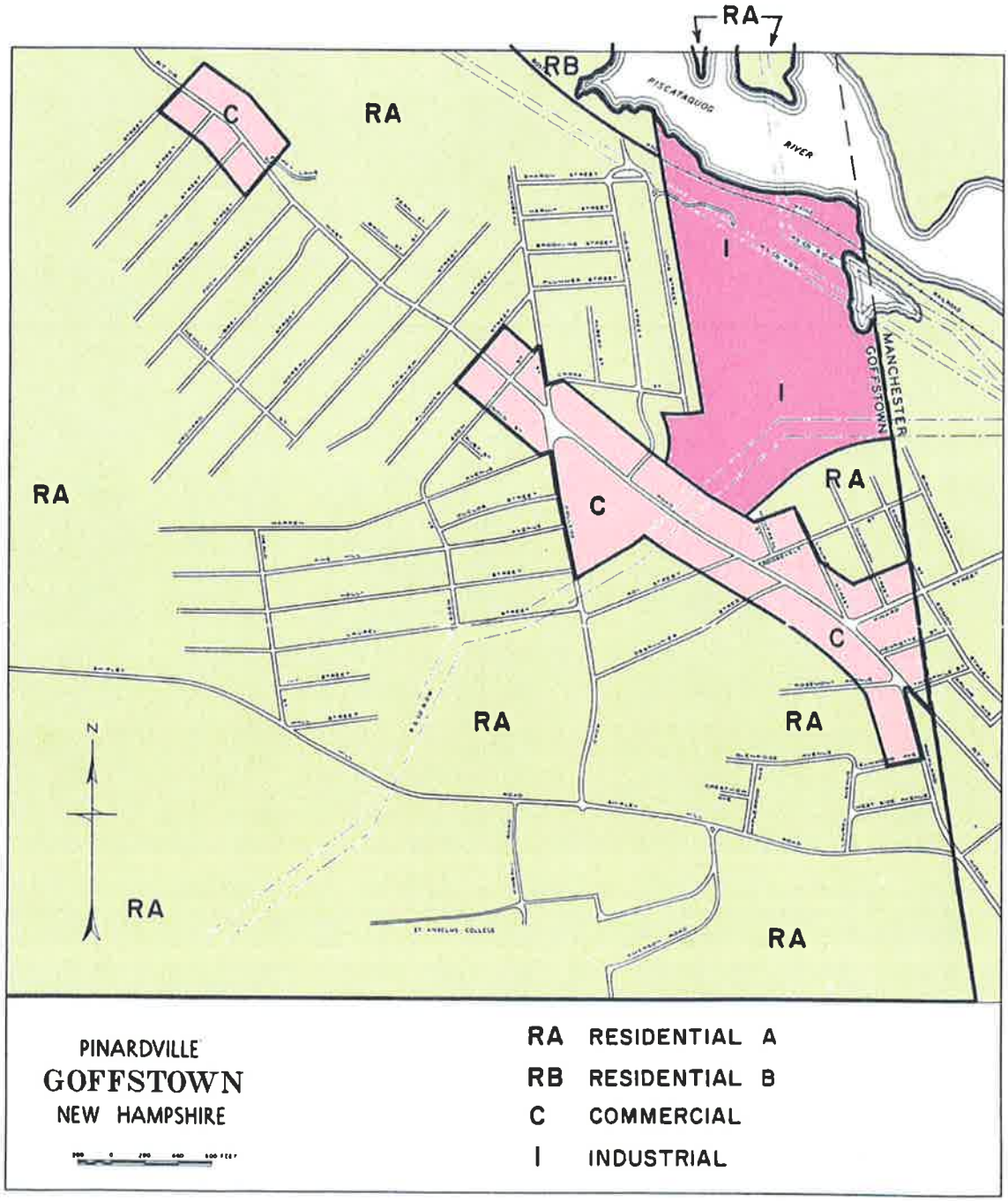
- Smart Code adopted - Town Meeting

APPENDIX D

ZONING MAPS OF PINARDVILLE – 1961, 1988, & 2012

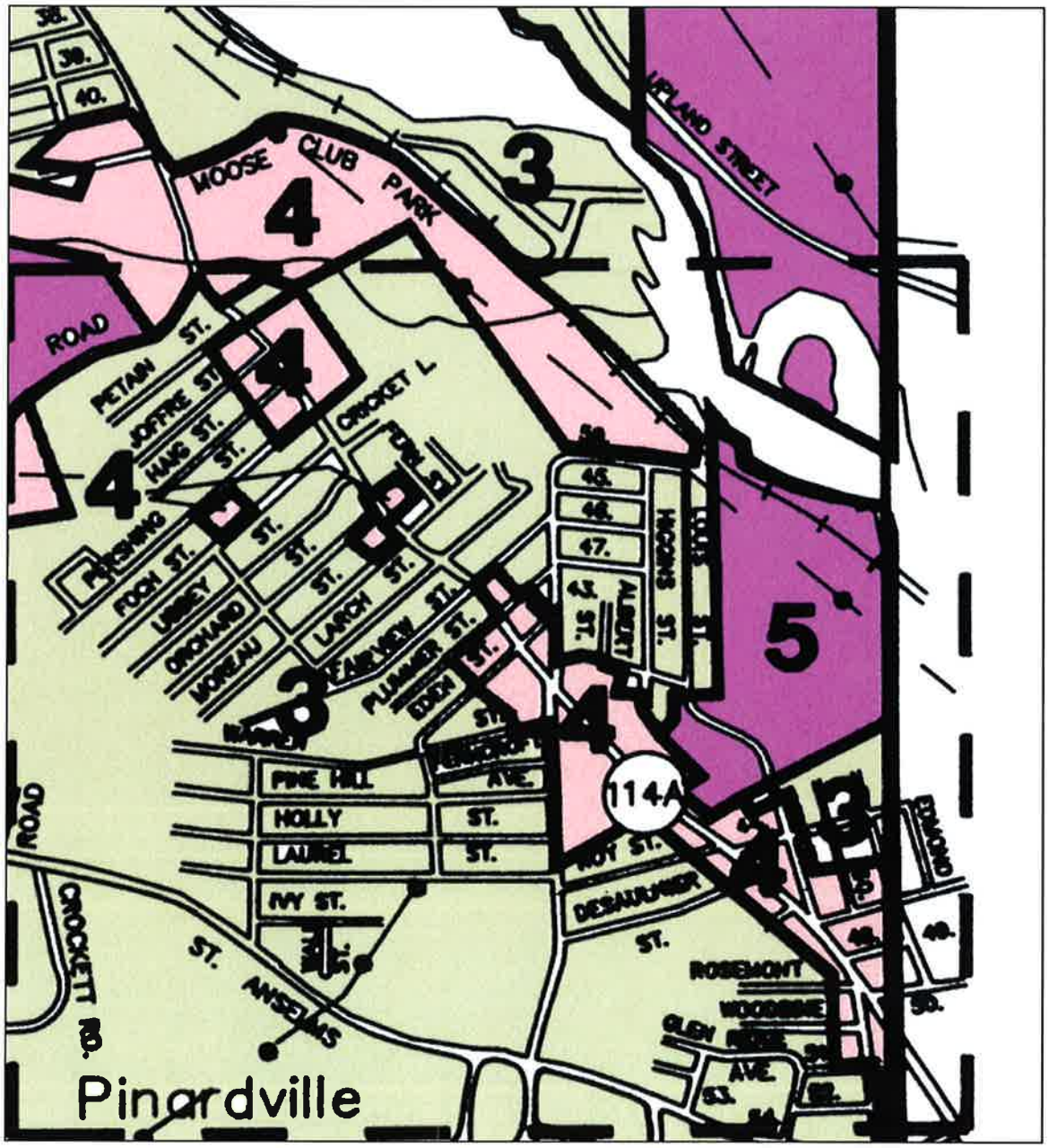
Pinardville Zoning Map

(March 13, 1961)



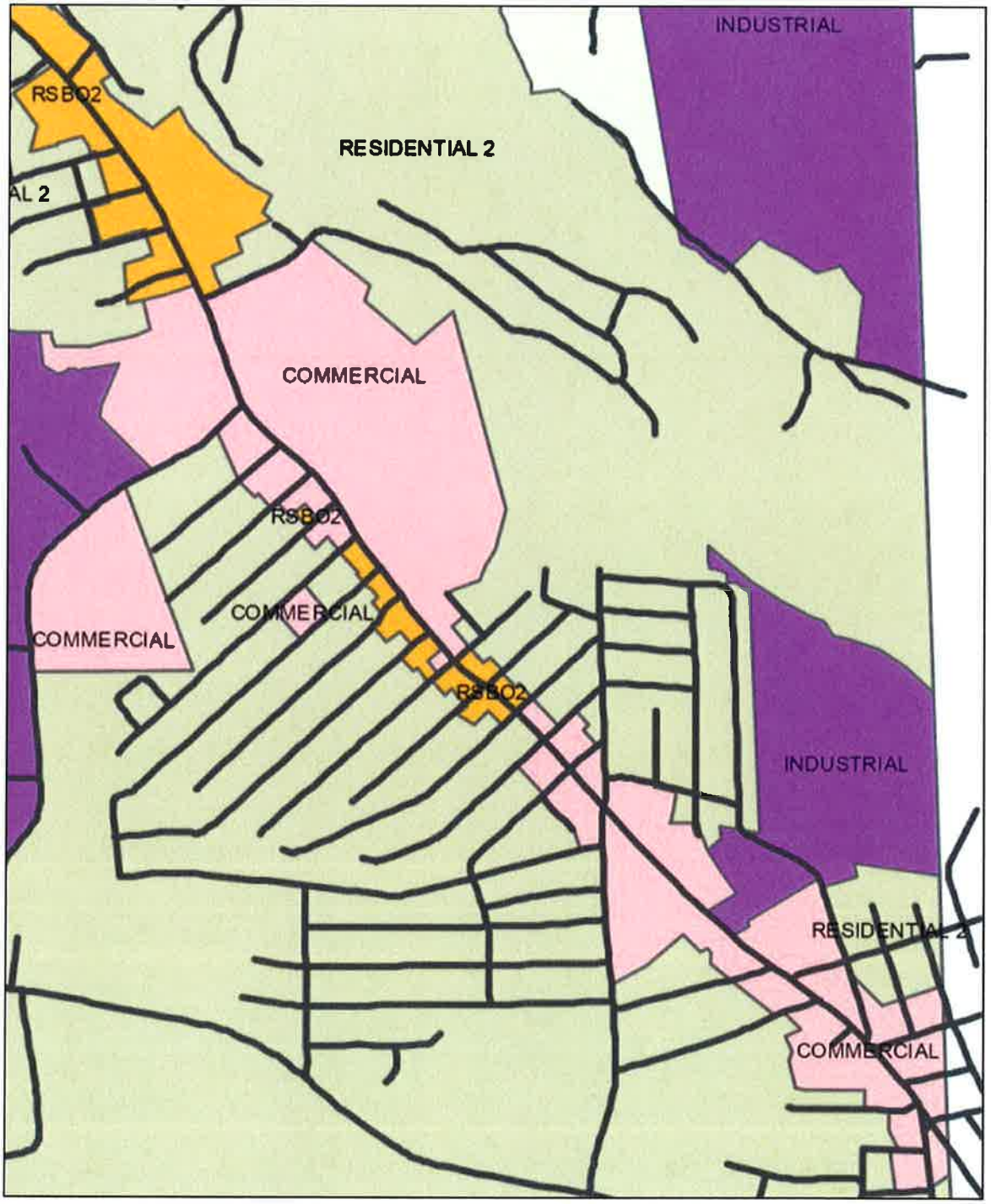
Pinardville Zoning Map

(March 8, 1988)



Pinardville Zoning Map

(March 13, 2012)



APPENDIX E

GOFFSTOWN MASTER PLAN 2006 UPDATE EXCERPTS

I-B

Land Use

Many broad factors affect a community's land use development patterns and characteristics. Therefore, land use planning in Goffstown must be done in close coordination with and mutually support the other aspects of the master plan.

The findings and recommendations contained in the other sections in the Appendix of this Master Plan, which address topics such as population, housing, education, transportation, community facilities, and economic development, may also have land use implications. The land use plan, then, is really a synthesis of land use considerations which have been created throughout the development and updating of the other sections of the Master Plan. In addition, future land use recommendations are shaped to a great extent, by the existing land use patterns in Town, the natural characteristics of the land as well as the expectations and aspirations of the community regarding future growth and development.

Five major factors governed the development of this land use plan. They are: 1) community vision and goals; 2) an inventory and analysis of natural features as they relate to development capability; 3) existing land use patterns, traffic flow, and utility service areas; 4) projected future land use needs; and 5) current land use regulations and policies.

Taking a *Smart Growth* Approach to Land Use Planning in Goffstown

The recommended actions in the Land Use section are based upon implementation of the 'Smart Growth' principles that have been developed by the New Hampshire State Office of Energy and Planning (OEP) (formerly the Office of State Planning (OSP)) in their 'Achieving Smart Growth in New Hampshire' (2003) publication. These eight principles have been adapted, where needed, for local planning application in Goffstown. They form the framework for the goals and recommended action items discussed later in this chapter. (Minor word changes and word additions have been made to translate them from a state context to local context and to broaden several principles.)

These eight Smart Growth principles adapted for Goffstown are:

Principle #1. Maintain and reinforce traditional compact settlement patterns to efficiently use land, preserve cultural and natural resources, and make the most effective use of investments in infrastructure.

Until the mid-20th century, population and economic vitality in Goffstown was centered on the Town's village centers. This changed in the second half of the 20th century with the spreading of large lot residential development throughout formerly rural areas of Town and suburban-style, strip development occurring in village centers and along Mast Road. The rate of land consumption in Goffstown has accelerated greatly since the 1960s.

This Master Plan Update recommends a less land-consumptive, more village-centered and neighborhood-oriented growth and redevelopment strategy for Goffstown.

Principle #2. Foster the traditional character of Goffstown's downtowns, villages, and neighborhoods that are distinct from rural areas.

During the 1997 Master Plan process and during this 2004 Update, citizens articulated the qualities and character of Goffstown that make it a special place to live and raise a family.

This Master Plan Update identifies concrete steps the community can take to preserve, enhance and build upon these unique community qualities.

Principle #3. Incorporate a mix of uses to provide a variety of housing, employment, shopping, services, economic, and social opportunities for all members of the community.

Development in Goffstown over the past three decades has typically been patterned in an insular, disconnected fashion and often with single use development. Most development has not recognized the context of or connections to surrounding development. Housing has been primarily homogeneous single family subdivisions or apartment/condominium complexes, rather than mixed housing neighborhoods. Commercial developments have typically been single story, strip-style retail development or single-use, single story standalone buildings rather than traditional patterns of housing, retail and commercial uses within the same building or in close proximity to each other.

This Master Plan Update identifies ways to create greater housing variety and introduce greater economic vitality through promoting mixed use commercial development.

Principle #4. Preserve the working landscape by sustaining farm and forest land and other rural resource lands to maintain contiguous tracts of open land to minimize land use conflicts.

Outside the three village centers, over three quarters of Goffstown is zoned Agricultural district. This zone does not make distinctions with regard to the community character, natural resources or natural resource-based economy

that is trying to be protected nor does the district distinguish between areas in which development of various patterns has already taken place. The current Agriculture Zone district has been ineffective at protecting the community character or 'rural character' that Goffstown residents state they highly value.

This Master Plan Update provides a strategy to protect and enhance community character and natural resources, and provide for orderly, managed growth in the community.

Principle #5. Provide choices and safety in transportation to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or on motor vehicles.

Growth management strategies and regulations must mutually reinforce transportation goals and strategies. Growth that is scattered throughout a community makes travel by other than the automobile very difficult and traffic volumes on outlying roadways grow quickly. Travel by walking and bicycling become less safe and less attractive.

This Master Plan Update (within this chapter and in the Transportation Chapter) provides strategies that can help make all forms of transportation safer and more cost-effective for the Town's residents in concert with its growth strategy.

Principle #6. Protect environmental quality by minimizing impacts from human activities and planning for and maintaining natural areas and natural resources that contribute to the health and quality of life of Goffstown and its residents.

The pattern of growth over the past thirty years has in many ways degraded the environmental quality that the Town's residents cherish. Land consumption by residential housing has risen much faster than population, and commercial growth has resulted in a linear strip-style, increasing impervious surface and the degradation of visual quality.

This Master Plan Update builds upon the recent adoption of Design Guidelines and an Open Space Development overlay district by the Town to improve the aesthetic and visual quality, and reduce the environmental impact and land consumptive aspect of development on the Town.

Principle #7. Involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community.

The 1997 Master Plan, this Update, and planning processes in between have begun invaluable, but fragmented, discussions regarding the shape of Goffstown's growth in the future. More continuity of these discussions is needed.

This Master Plan Update recommends that a broader community planning process and initiative be adopted that will provide continuity of planning and create a broader framework for addressing growth in the community.

Principle #8. Manage growth locally in the Goffstown and New Hampshire tradition, but work with neighboring towns, Hillsborough County, and regional and State agencies to achieve common goals and address common problems more effectively.

Goffstown must make sure that it has done its part to put in place the growth management tools it needs to achieve its community vision. Goffstown, though, does not exist in isolation from its neighboring communities or from the larger regional, State, national and international trends. Many of the issues facing Goffstown (traffic, affordable housing, economic development, etc) need to be addressed in a context larger than the Town.

This Master Plan Update identifies steps to coordinate and collaborate more effectively with potential partners including its neighboring communities, regional agencies and the State.

Other Important Smart Growth Planning-related Resources

In August 2002, the Southern New Hampshire Planning Commission (SNHPC) developed *"A Handbook on Sprawl and Smart Growth Choices for Southern New Hampshire Communities"*. Goffstown is a member of the SNHPC. This handbook's purpose is to help communities 'plan smart'. It reviews the status of each community in the SNHPC region for its implementation of smart growth ordinances and regulations and gives case studies to illustrate how New Hampshire communities have started on the path to smarter growth. Notable conclusions from this Handbook are that "from 1986 to 2000, residential acreage was consumed at *twice* the population growth rate, and commercial acreage was consumed at *three times* the population growth rate" (page 5) in the SNHPC region.

In December 2000 the then Office of State Planning issued *"Managing Growth in New Hampshire: Changes and Challenges"*, working with the Growth Management Advisory Committee. This document develops definitions of sprawl, discusses indicators to identify patterns of sprawl or smart growth, develops case studies and reaches conclusions and recommendations regarding managing future growth in New Hampshire.

In addition to the application of smart growth principles, specific development proposals should be compatible with architectural scale and character of the neighborhood in which they are to be located. Hence, the Planning Board's development regulations must include design considerations as well as engineering criteria.

Recommended Land Use & Growth Principles and Actions

Principle #1. Maintain and reinforce traditional compact settlement patterns to efficiently use land, preserve cultural and natural resources, and make the most effective use of investments in infrastructure.

Action LU 1. Revise the current zoning districts as needed to reflect the current desires of the Town to reinforce traditional settlement patterns while still promoting appropriately scaled growth and development and recognizing contemporary residential development patterns.

To do this, the Town should consider modeling the Planning Districts to correspond to the different neighborhoods or areas of the Town. Thus, the Districts would be organized to define not only the three main village areas of Pinardville, Grasmere and Goffstown Village, but also the Uncanoonuc Mountains area, the Black Brook area, Parker Station, and other sections of the Town.

For each Planning District, the town needs to recognize contemporary development patterns, define the desired character and then adopt/implement appropriate zoning. There are likely to be more than one zoning districts within a planning district. For instance, in the Northeast, it may have 'Open Space Development' districts, remnants of an Agricultural or Resource Protection zone, but then appropriately located 'Neighborhood Overlay' districts to create neighborhood centers. See Figure 2: Conceptual Future Land Use Map following page IB-31 for a draft map of this concept.

Action LU 2. Allow for expanded use of home occupations throughout Goffstown, while ensuring that such uses will not affect the character of the area in which they are permitted.

Much of the Town's developed land area is used for housing and more people are earning income in or working from their homes. Furthermore, since much of the Town's historic feel is derived from its older, larger homes, implementation of this recommendation could further the goal of preservation, as well as other goals by:

- Increasing affordability of home ownership throughout Goffstown;
- Reducing pressure to subdivide land where home occupations are operating;
- Preserving neighborhoods throughout Goffstown;
- Increasing economic activity in the Town which could increase tax revenue; and
- Dispersing business-related traffic throughout the Town as opposed to concentrating it in certain areas.

Action LU 3. Attract and direct new commercial and industrial development to appropriate portions of the Town, and provide flexible zoning and development standards as recommended in the Economic Development chapter. Encourage businesses to locate in Town through the use of financial, infrastructure, or other incentives, as feasible and cost-effective.

Action LU 8. Build upon and strengthen the adopted design guidelines for residential and commercial development in Goffstown Village, Grasmere Village, Pinardville and other areas of Town.

Action LU 9. Create a historic district(s) for those areas in Town which have been recommended for such status by the Historic Commission.

Action LU 10. Encourage, or require, as appropriate, new commercial development and redevelopment to be architecturally compatible with the New England style.

Action LU 11. Developing an updated Pinardville Master Plan by expanding and refining the zoning, land use, infrastructure and quality of place concepts for Pinardville presented in the NH Route 114/114A Corridor Management Plan.

Rationale - Pinardville is a vibrant village where in recent decades, suburban style commercial development has brought worsening problems from traffic, pedestrian access, problem intersections, and aesthetics. High traffic counts have attracted a significant amount of strip development Though this area offers shopping for residents throughout Goffstown, it could service retail needs better, save residents extra driving, and provide more local jobs. Redevelopment of parcels can create higher value uses, increasing property tax revenues.

St. Anselm's College, the largest institution and taxpayer in Goffstown, is a key part of Pinardville. The Town should make more of an effort to understand, and support more fully, the College's development plans. The Town should also make better use of the institution's public resources.

Potential objectives/criteria for the [revised] Pinardville Zoning Districts should be to:

- foster economic development and redevelopment;
- provide solutions for problems related to traffic, parking, and pedestrians;
- protect historic values;
- preserve residential neighborhoods; and
- communicate and coordinate with St. Anselm College regarding its development plans, as they relate to the town's infrastructure or environment.

More specifically, the purposes of this District would be: to increase commerce and safety through improved pedestrian access and upgrading of failed intersections; to improve/expand Roy Park and to provide other park space and recreation space (the John Sarett Recreation Complex was recently completed on the old town landfill); to improve communications between the town and St. Anselm College regarding its plans as they affect traffic, fire, police, drainage, road maintenance, etc.; to address the size and location of

public school(s) in the District; and, to identify what other public facilities are needed and where to locate them..

The purposes of the Master Plan would be to:

- 'Put the Village back in Pinardville'
- To increase commerce and safety through improved pedestrian access and facilities, access management, improved aesthetics and upgrading of failed intersections;
- To improve/expand Roy Park and to provide other park space; to find a permanent home for the Pinardville Branch Library;
- To improve communications between the Town and St. Anselm College regarding its plans as they affect traffic, fire, police, drainage, road maintenance, etc.;
- Simplify/unify the overall zoning regulations potentially creating a more unified mixed use village center along Mast Road, with adjacent village residential areas;
- Address the issue of appropriate scaled retail development through reconsideration of existing zoning (building footprints, allowable square footage, etc);
- To address the size and location of public school(s) in the District; to identify what other public facilities are needed and where to situate them; and
- To address eventual use of the old dump site by the Town.

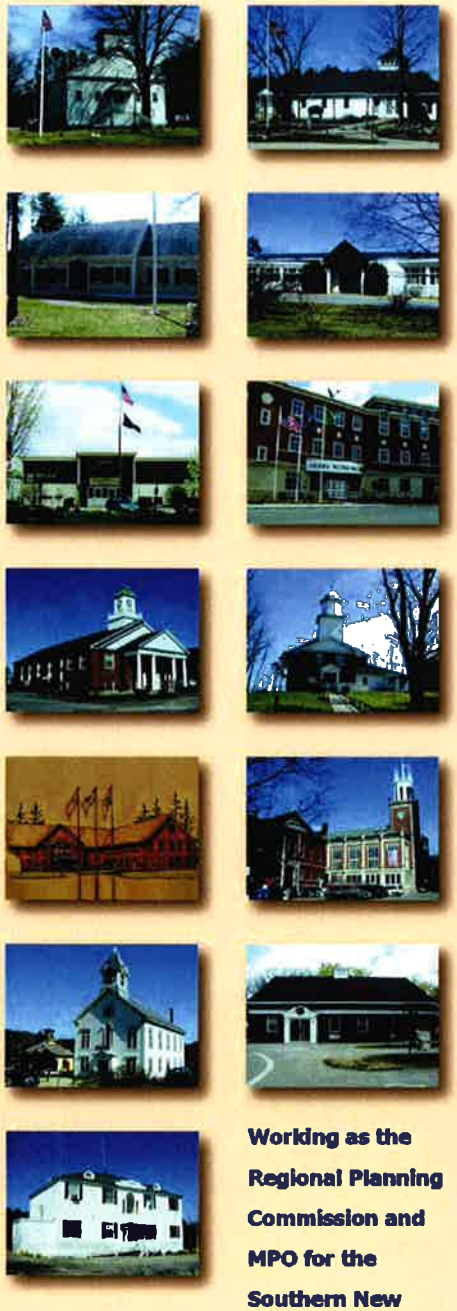
Action LU 12. Expand and refine a more unified Goffstown Village Commercial District surrounded by a Village Neighborhood District.

The Town should continue to work with the State Division of Historic Preservation, and the Main Street in order to continually keep informed about what has worked elsewhere and implement an integrated set of recommendations for the Village area. Representatives from Village businesses and area residents should participate in this process.

One of the most important historic aspects of Goffstown is the Goffstown Village area. The Goffstown Village area is generally defined as the land along Route 114 from Normand Road to the intersection of North Mast Road and Church Street, also including adjacent streets and neighborhoods commonly considered part of Goffstown Village. The layout and built environment of Goffstown Village embodies elements that make Goffstown a special place to live. Important aspects of this area include: the grid layout of old main roads; the location of the River and railroad bed; importance historic/economic aspects including the mill, dam, and mill pond; the existing location of Town government, Town library, and churches; and the beautiful old houses lining the main roads and side streets. The buildings, park, and other landmarks tell an important part of the story of Goffstown's past and

APPENDIX F

SNHPC'S REGIONAL ECONOMIC DEVELOPMENT PLAN EXCERPT



Working as the Regional Planning Commission and MPO for the Southern New Hampshire Region

Regional Economic Development Plan

for the

Southern NH Planning Commission Region

VOLUME I

SNHPC

Land Use

Goal C: Land Use – Smart Growth/Affordable Housing

Seek balanced growth and development which broadens the local tax base and respects and strengthens quality of life, community character, and the environment.

Issues Addressed:

- Smart Growth
- Affordable Housing
- Property Taxes

Leads:

- SNHPC
- Region's Municipalities

Parties Involved:

- Planning Boards
- NH DES Brownfields Program
- CDFA/NHHFA

Funding:

- Local CIP
- Impact Fees
- EPA – Brownfields
- CDBG
- Public/Private Investment

Key Actions:

C.1 Update local and regional plans and policies to direct future growth to areas where public infrastructure (water and sewer, public transportation facilities – transit, ride share programs, car pool lots, bike paths, etc.) exist to implement smart growth and prevent costly sprawl.

C.2 Support mixed use and compact growth patterns where appropriate to create sustainable communities and livable/walkable downtowns and village centers.

C.3 Encourage the redevelopment of brownfields to facilitate economic development and the clean up of vacant, abandoned or underutilized sites and buildings for commercial, residential and mixed-use as appropriate.

C.4 Increase opportunities to promote "young" lifestyles, shopping, entertainment, nightlife, and other amenities to attract and retain younger workers within the region.

C.5 Promote a diversity of affordable and workforce housing.