

Appendix C

Conservation, Open Space, and Historic Preservation

The purpose of this chapter is to identify how Goffstown can preserve the Town's historic character and enhance its existing natural and cultural resources in order to meet the needs of present and future residents.

For the purpose of this analysis, conservation is defined as the preclusion of harm to the natural environment, as long as it can be accomplished without stifling human betterment. Preservation is intended to mean saving those achievements of past generations which are deemed worthy of the effort and expense.

1 Overview of Existing Conditions



Goffstown has many features and factors which make it a desirable place to live, raise a family, and enjoy the aspects of a rural community while having access to a much broader urban environment. For instance, for people who like to swim, Goffstown may be the only New Hampshire town which has access to two community pools, a town beach, a mountain pond, and a YMCA with two indoor pools. Available to hikers and climbers are two mountaintop trails, and for those who like outdoor winter activities, there is access to a long snowmobile/cross-country ski trail, which traverses the entire length of the town from north to south. There is also a branch trail of this mountain trail which provides a link to the Dunbarton Country Club, where additional cross-country skiing is available.

Other outdoors activities which are available to residents of Goffstown include the following.

- Fishing on the Piscataquog river, which has two manmade lakes and a number of fairly sizable ponds and streams.
- River access for canoers and small boat users.
- Arts and crafts fairs sponsored by the Lions Club at the High School and another at Stark Hall in the Village.
- Scenic vistas are available on both the North and South Uncanoonuc Mountains and Yacum Hill. South Uncanoonuc is accessible by either foot or car. A beautiful view is also available from atop Shirley Hill and on Ferson Road, while Route 114 provides a scenic entry way into the town from the west.

Of particular concern in the area of conservation are the Town's groundwater and surface water supplies, especially the Piscataquog River, both of which contribute to existing drinking water supplies. Active in current conservation programs intended to protect water quality are the: Goffstown Conservation Commission; Piscataquog Watershed Association; Society for the Protection of NH Forests; Nature Conservancy; Uncanoonuc Mountaineers Snowmobile Club; NH Water Pollution Control Commission and the Goffstown Village Water Precinct Commission. Also, the Southern New Hampshire Planning Commission (SNHPC) has developed two plans which address this issue. One is aimed at overall water resource management and protection and the other is intended to provide specific guidelines for wellhead protection issues. These planning documents are particularly useful to the Goffstown Village Water Precinct, which is responsible for maintaining its own source of water that supplies the precinct area. (The other precincts in town, Grasmere and Pinardville, obtain their water from the City of Manchester.) These two planning documents are considered as both supplemental and complementary to this master plan.

The Uncanoonuc Mountains are also very important natural features within the town. The Conservation Commission has conserved a considerable amount of land area on these mountains on behalf of the Town and in so doing, has saved much of it from potential development.

People interested in history can explore the Town's past through the many structures and historic sites which have been preserved. Currently, a total of 60 historic buildings and structures as well as three historic districts (as listed in **Tables 2 and 3**) have been identified in Goffstown. During the development of the 1997 Town Master Plan, the Town residents also identified a number of other important historic or natural features, listed in **Table 1**, that were felt to form the cornerstones of Goffstown's cultural heritage.

Table 1
GOFFSTOWN CORNERSTONES

Schools	Cemeteries
Maple Avenue Elementary School	Hillside Cemetery
Bartlett Elementary School	Westlawn Cemetery
Goffstown Area High School	Shirley Hill Cemetery
Goffstown Christian School	
Water Troughs	Rocks
Popcorn Stand Trough	Harriman Rock
Barker Station Trough	Indian Rock
Traffic Circle Trough	Tipping Rock
	Balance Rock
Parks	Other Cornerstones
Barnard Park	St. Anselm College
Roy Park	Uncanoonuc Mountains
	Piscataquog River
Recreational Fields	DA Taggart Handtub
Little League Field	McDougall Farm
Goffstown Lions Club Field	

Table 2
GOFFSTOWN HISTORIC BUILDINGS

1. Town Hall	32. Shirley Mansion
2. Poore & Colby Block	33. House - Joppa Hill Road
3. Marhsall's Garage Building	34. Hillsborough County Complex Adm. Bldg.
4. Depot	35. Johnson House, Shirley Hill
5. Paige - Commercial Block	36. Villa Augustina, Mast Street
6. Bridge & Bridge Abutments	37. Grasmere School and Town Hall
7. Goffstown High School	38. Moses Kelley House, Mast St.
8. Grist Mill	39. St. Anselm Administration Bldg.
9. White School	40. Gov. Morrill House, Mast Street
10. Livery Stable	41. House - 5 S. Mast Street
11. Martel Block	42. Carr House, Center St., Grasmere
12. Town Common & Monument	43. Harriman House, Tibbetts Hill Rd.
13. Harness Shop	44. House - 211 Pattee Hill Rd.
14. Blacksmith Shop	45. House - 872 Back Mountain Road
15. Library	46. House - 340 Gorham Pond Road
16. Parker Block	47. House - 224 Mountain Road
17. Parker-Colby House	48. French & Rising Funeral Home, South Mast Rd.
18. Ye Old Travers Tavern	49. Baptist Church, Grasmere
19. Popcorn Stand	50. House - 1 South Main, Goffstown Village
20. Watering Trough	51. House - High Street
21. St. Matthew's Church	52. House - 8 High Street
22. Second Methodist Church	53. House - 43 High Street
23. Round House	54. House - 32 High Street
24. Sargent Block	55. Stone Entrance, Barnard Park
25. Stark Hall	56. Building - Depot Street
26. Congregational Parish House	57. House - 232 North Mast Street
27. Congregational Church	58. Ice House corner Mast St. & Daniel Plummer Road
28. Lamson Town House Apartments	59. Parker Store
29. Mill north side of Piscataquog River	60. Pattee Hill School, Rt. 13
30. Railroad Station	
31. Hydroelectric Station at Gregg Falls	

The Goffstown Historic District Commission (HDC) is the primary board responsible for the preservation of these buildings, structures and features. In

1994, the Commission was given the additional role of Heritage Commission, which has the ability to hold funds for preservation.

The HDC has identified the town's historic structures and features, promoted the adoption of historic districts and developed a walking tour brochure for the Village area, which is available at the Town Hall.

Table 3
GOFFSTOWN HISTORIC DISTRICTS

<p>CARR COURT HISTORIC DISTRICT</p> <ol style="list-style-type: none"> 1. Asa Pattee House 2. Butterfield-Allen House 	<p>PARKER STATION HISTORIC DISTRICT</p> <ol style="list-style-type: none"> 1. Goffstown Historical Society Museum 2. Little Red School House Museum 3. Hoit Dow House 4. Merrill-Duhaime Hose 5. Parker-Anderson House, 238 N. Main 6. Parker-Henk House 7. Parker Tavern 8. Davidson Colby House
<p>GRASMERE HISTORIC DISTRICT</p> <ol style="list-style-type: none"> 1. Hillside Methodist Church & Methodist Parsonage 2. Hillside Cemetery 3. Grange Hall 	

2 Conservation

A. Existing Programs and Future Needs

Goffstown has enacted a wetlands overlay zoning district. The Town should take similar action to protect its groundwater resources before additional development occurs within sensitive aquifer areas. A case in point is the construction of the middle school, along with its associated septic system, in a location which is uphill from several private wells. It is essential that the town develop and institute a plan to monitor this septic system in order to protect these wells from contamination. At some point, consideration should be given to servicing the school's wastewater disposal needs with the Grasmere Village sewer system.

B. Recommendations

Goal C&OS 1 - Use zoning as a means for protecting Goffstown's natural resources.

Objective C&OS 1-1 - Implement zoning regulations to assure protection of open spaces, forests, wetlands, water quality, and other natural resources. Make recommendations of areas to conserve if not in Open Space Plan.

Action C&OS 1. Continue with the application and enforcement of the wetlands overlay zoning ordinance.

Action C&OS 2. Develop a new open space overlay district to protect identified valuable open space.

Objective C&OS 1-2 - Use the subdivision and site plan review process to protect natural resources and preserve meaningful open space.

Action C&OS 3. Accept only open space that provides at least one of the open space benefits described in the Open Space Plan.

Action C&OS 4. Use the Open Space Plan as a guide when considering the location of open space on new subdivisions or site plan reviews.

Action C&OS 5. Work to achieve linkages between open spaces on adjacent properties.

Action C&OS 6. Pay special attention to the preservation of the remaining prime agricultural soils in the Town.

Objective C&OS 1-3 - Support the Conservation Commission's effort to establish a Ground Water Resource Conservation District to protect the identified aquifers in Town.

Goal C&OS 2 - Make adequate use of local, State, and private programs which are available to the town for protecting its natural resources.

Background

Goffstown has considerable resources at its disposal, many of which are serving the town well. The town should continue to evaluate any programs which may become available in the future, to determine whether or not they can be used to address the community's goals.

Objective C&OS 2-1 - Support the on-going efforts of the Goffstown Conservation Commission.

Action C&OS 7. Prepare and adopt an Open Space Conservation Plan that includes an acquisition plan as a means of guiding the permanent protection of valuable open space.

Action C&OS 8. Continue to include the Conservation Commission in the official Town review of development proposals before the Planning Commission.

Objective C&OS 2-2 - Seek state assistance for local issues related to natural resource protection.

Objective C&OS 2-3 - Continue to use revenue from the change in land use tax to support conservation efforts in Goffstown.

Objective C&OS 2-4 -Continue to set aside money in the Capital Improvement Program to buy land easements or fee simple title to land along scenic roads.

Goal C&OS 3 - Support and encourage the protection and maintenance of natural resources through private efforts.

Objective C&OS 9. Provide non-financial support the organizations dedicated to the preservation and improvement of conservation areas.

Objective C&OS 10. Encourage the creation of a Goffstown Land Trust to support private conservation action in the Town.

Objective C&OS 11. Support individuals in their efforts to conserve important natural resources for the good of all of Goffstown.

Goal C&OS 4 - Support and encourage the continuation of agricultural uses in Goffstown.

Background

As of 2004, there are still quite a few agricultural uses remaining in Goffstown, although many of them keep a low profile. The landowners involved provide a vital part of the Town's rural character. Although these farms do not provide a large portion of the property tax base, their cost in Town services tend to be very low, and they comprise a large total acreage. Subsequently they help keep a large amount of open space while still providing a positive net tax impact.

The impact of agriculture on the Town, however, has decreased over the past few decades, as farmland has been replaced in many areas by suburban housing development. To what extent this trend will continue is unclear. The robustness of agricultural uses in Town is far from certain, and may be very sensitive to real estate economics, weather variation, availability of services (such as haying, equipment repair, veterinarians, seasonal workers, etc.), options for product marketing, and personal dynamics (whether or not younger people take on management of the family farm; whether new farmers are willing to deal with the high capital cost of farmland and the business risks of farming). Town Boards need to understand the impacts their decisions have on the continuation of this important land use category.

There are a number of written resources which explore the issues of modern agriculture in New Hampshire. They include New Hampshire's Office of State Planning Technical Bulletin #6 ("Preserving Rural Character: The Agriculture Connection").

Professional agency resources include:

- NH Department of Agriculture, Markets, and Food
- USDA Natural Resources Conservation Service (NRCS)
- UNH Cooperative Extension
- NH Farm Bureau.

Objective C&OS 4-1. Ensure that agriculture receives visibility and fair consideration for future changes in Town policy.

Action C&OS 12. Endorse the recommendations of NHOSP Bulletin #6. This resource includes several recommendations for Town Master Plans and Zoning Ordinances, including the removal of impediments to agriculture in the zoning ordinance through measures to:

- a. Encourage new agricultural activity within the community unless a specific health or safety hazard can be documented.
- b. Provide flexibility in zoning, subdivision, and site plan review regulations for agricultural uses and/or related activities.
- c. Permit a wide range of farm-based enterprises by removing impediments to home-based business or other subordinate or accessory farm activity.
- d. Encourage agriculture-related businesses to locate in the community, for example those supporting farms such as equipment, feed and seed, and other supply and service providers.

Action C&OS 13. Complete an Agricultural Profile for the Town and incorporate it into the Master Plan.

A profile involves studying and identifying which agricultural uses exist in Town, sending out surveys to the landowners involved, and compiling statistics on acreages and economic impact. As an example, Dover, NH, has included a listing of existing commercial farms as an appendix in its Master Plan. The NH Cooperative Extension has a flyer on this topic.

Action C&OS 14. Form an Agricultural Committee to facilitate communication between other Town boards and the agricultural community in Goffstown.

It is important for agricultural landowners to be adequately represented when there are potential changes in municipal policy that would affect them. An Agricultural Committee may also be the right group to develop an Agricultural Profile.

Action C&OS 15. Manage conflicts between agricultural and residential uses in a way that is fair to all landowners involved.

There have been recent conflicts between residential landowners and nearby landowners who own horses, pigs, and other livestock. Livestock owners need to be aware of laws covering animal health and public health, as well as good management practices for manure management & appropriate pasture area. Residential landowners need to have proper expectations for whether agricultural uses are or are not allowed in their neighborhood. Methods for mediating this conflict on a case-by-case basis should be pursued by the Town, before it decides to deal with the issue by regulation.

Objective C&OS 4-2. Preserve productive agriculture soils.

Background

USDA's Natural Resource Conservation Service (NRCS) has identified certain soil types as productive agricultural soils. These are soil types which are conducive to farming, the best ones being a well-drained mix of small soil particles (as opposed to stony soils, exposed ledge, or poorly-drained

wetlands) of relatively shallow slope, For agricultural purposes, they are classified in three tiers, in order of decreasing productivity:

- Prime farmland
- Farmland of state importance
- Farmland of local importance.

While these soils are not currently protected by law the way wetlands are, they do clearly from an important and irreplaceable natural resource. If agricultural soils are not preserved, it will greatly reduce the options of where to locate agricultural uses in Goffstown, and will present a barrier for future farmers. NRCS publishes a soil survey, on a per-county level, derived from aerial photography; this shows distinct soil types down to a 3-5 acre minimum.

Action C&OS 16. Survey the productive agricultural soils in Goffstown.

The NRCS aerial survey is already available in GIS form via the statewide GRANIT database. It may be appropriate for the Town, at some point, to supplement this with site-specific soil mapping for suspected Prime Farmland.

Action C&OS 17. Take productive agricultural soils into account during the subdivision and site plan process; require applicants to highlight these soil types in proposed plans.

Applicants are already required in many cases to conduct site-specific soil mapping; it should not involve significant extra work to highlight agricultural soils so that the Planning Board and Conservation Commission can judge the impact of development projects. If the Planning Board is faced with two alternative plans for development, locating open space in different areas, the one which preserves productive agricultural soils should strongly be favored.

Action C&OS 18. Take productive agricultural soils into account when proposing changes in the Zoning maps.

These soils are scattered in various locations in Town and are not just in one area. Conversion of lots from the Agricultural Zone to other zone types will impact the allowable uses, and it would be prudent to ensure that the zone types which promote agriculture the most (in terms of allowing uses) do not exclude large areas of productive soils.

Action C&OS 19. Explore possible incentives/restrictions in the Zoning Ordinance to preserve productive agriculture soils.

This could involve a Prime Farmland Overlay District which might have an effect on the number/location of lots or structures (e.g. allowing less when Prime Farmland is fragmented or developed, and more when Prime Farmland is preserved).

Goal C&OS 5 - Develop a Water Resource Management and Protection Plan, as specified in RSA 4-C:22.

Background

Goffstown is served by three municipal water systems which provide water to Goffstown Village, Grasmere, and Pinardville. The Village and Grasmere systems are operated by autonomous water precincts, while Pinardville receives its water from the City of Manchester's municipal system.

Goffstown Village Water Precinct

The sources of water for the Goffstown Village Precinct are provided by two reservoirs at the base of the Uncanoonuc Mountains. The upper reservoir has an estimated storage capacity of 13 million gallons, while the lower reservoir has an estimated capacity of 7 million gallons. The lower reservoir can be replenished by pumping from two gravel packed wells, each with a rated capacity of 26,000 gallons per hour, providing a combined total of 1,248,000 gallons per day. Because of topographic conditions in the Village, water pressure within the district varied from 90 psi (pounds per square inch) to 25 psi in those areas which lie on the north side of the Village in the upper elevations. However, the construction of a 500,000 gallon water storage tank on High Street has helped to alleviate this problem.

Pinardville

Pinardville's water distribution system is a part of the Manchester Water Works. It should be noted that Manchester recently ended a six month moratorium on any water service extensions to new areas not served by the utility. Although the moratorium is no longer in effect, its enactment meant that no new services could have been provided outside the existing Pinardville franchise area. While the moratorium was quickly lifted, its enactment does point out the fact that a serious problem exists which will require future action.

Grasmere Village Water Precinct

The Grasmere Village Water Precinct is also provided with water from the Manchester Water Works. Customers purchasing water from the utility receive it through lines which extend from the Pinardville system. The precinct can purchase only a limited amount of water from the city.

Goal C&OS 6 - Manage and protect the Piscataquog River, its tributaries, and environs, within the Town of Goffstown.

Action C&OS 20. Determine the present status of the Piscataquog River and its tributaries, with regard to its suitability for fish and wildlife habitat, as well as its potential as a future water supply.

Objective C&OS 21. Continue to work with the Goffstown Village Water Precinct in the management of its water supply, its watershed and its treatment and delivery system. Maintain the quality and quantity of water to residents of the Village and be prepared to address the future needs of that area.

Goal C&OS 7 - Identify and monitor groundwater sources outside of existing water precinct areas for protection as future water supplies.

Action C&OS 22. Determine the locations and potential quantity of aquifers in various "outlying" regions of town, to help determine possible future well sites.

Action C&OS 23. Identify the potential locations of water supplies which are suitable for fire protection outside of existing precinct areas.

Action C&OS 24. Implement the recommendations of the "Well-Head Protection Plan" and the "Water Resource Management and Protection Plan" developed by the SNHPC, which have been adopted as supplemental and complementary to this master plan.

3 Historic Preservation

A. *Existing Programs and Future Needs*

The Historic District Commission and the Goffstown Historic Society have exerted considerable effort to identify and develop means for protecting historic landmarks and "Cornerstones" in Goffstown. As a result, residents are able to visit and learn about these resources and be reasonably assured of their continued protection. However, there may be other resources that have not yet been discovered. Meanwhile, the Town has a trove of non-historic treasures in our parks, school properties, and cultural areas, which should be inventoried and protected.

B. *Recommendations*

Goal C&OS 8 - Maintain and protect Goffstown's historic landmarks.

Action C&OS 25. Conduct a town-wide historic resources survey to identify unknown resources.