

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

In attendance were Tim Redmond—Chair, Colleen Mailloux, Phil D’Avanza, David Pierce—Alternate, Barbara Griffin (at 7:10 pm) Gail Labrecque—Alternate/Recording Secretary, Scott Ozana—Town Engineer, and JoAnn Duffy—Planning & Economic Development Director.

Tim Redmond called the meeting to order at 7 pm. He asked the Board to introduce themselves. He appointed David Pierce and Gail Labrecque as voting alternates in place of the absent board members.

APPROVAL OF MINUTES

David Pierce made a motion to approve the minutes to the Planning Board meeting of December 7, 2023, with a correction on page 10 of 11 as follows: Article 12 vote should read 7-0-0. Phil D’Avanza seconded the motion. VOTE: 6-0-0. All in favor. Motion carries.

Phil D’Avanza made a motion to approve the minutes to the Planning Board meeting of December 14, 2023 with corrections as follows: on page 4 in the second full paragraph, it should read “Matt Peterson said DOT is short-staffed”; page 13 of 14 has an unfinished sentence in the third complete paragraph, which should say “There would be a loop for the fire department and shorter driveway to the house.” Also, on page 9 should say “parcel” instead of “driveway” in the first paragraph. Colleen Mailloux seconded the motion. VOTE: 4-0-1. Tim Redmond abstained. Motion carries.

CORRESPONDENCE & ACTION ITEMS:

Copy of the court decision to uphold the Planning Board’s approval of the laundromat application, Map 18, Lot 16A & 17.

Tim Redmond said they have received a court decision regarding the appeal of the received.

JoAnn Duffy said the Plaintiff filed an appeal. She will provide a copy for the next meeting.

OLD BUSINESS:

Map 20, Lot 16, Site Plan/Subdivision & Conditional Use Permit Review Application of Stinson Hills, LLC, Owners, for proposed (26) twenty-six-unit residential condominium development (Dearborn Village). The proposal is to build one duplex unit building, four three-unit buildings and three four-unit buildings that will be located at 443 Mast Road/Danis Park Road, Zoned: Residential & Small Business Office District-2 (Continued from the December 14, 2023 Meeting.)

Barbara Griffin joined the meeting at 7:10 pm.

JoAnn Duffy said they were here last on December 14th and the application was not found complete. Tonight, she recommends the application is complete. They were asked to provide a waiver, which they have done. They also need to present the conditional use permit criteria and the Board needs to vote on the waiver. There are some outstanding issues.

Barbara Griffin made a motion to find the application has no regional impact, and is complete and ready for review, with waivers accepted for discussion purposes only. Colleen Mailloux seconded the motion. VOTE: 6-0-0. All in favor. Motion carries.

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

Matt Peterson said at the last meeting three outstanding documents were missing and have been submitted for the application acceptance. He gave a presentation on this project last time, he has a list of 6 or 7 questions that were asked about, and he has answers to them.

Tim Redmond said we need to start over because last meeting was non-binding as it was conceptual.

Matt Peterson gave an overview of the plan. He said this property is about 3.6 acres in size. There was a plan before the Planning Board in 2007 for a townhouse development. This application does AOT DES approval. They had to do site specific soils mapping on the lot. There is an existing house on site. There are wetlands just off the property, just off of Danis Park Road. They have the buffer that was there. The Conservation Commission asked them to verify there are no invasive species. They don't have any, but they do have invasive species. They will be taking out the house, the driveway, and the trees in the back. The back yard has been used for bonfires over the last couple of years. The density calculations allow them just over 26 units, and they have proposed 26 units. They have put them in different types of building pods of duplexes, 3-plexes, and 4-plexes. On the site plans, there are setbacks based on the most parallel sides those setbacks are to the boundary. They are shown and outlined on the plan. They try to harp upon extra parking spaces, with 12 off-site parking spaces shown, and driveways are at least 21-1/2 ft deep. The owners met with the abutters and finalized the agreement plan with easement. That is in the package. They agreed to a 6' vinyl fence along the whole property line. They proposed a playground area behind units 14, 15, and 16. Once the homeowners association gets set up, they want to allow flexibility with what ends up there. He's offering to throw \$5,000 into a fund for the homeowner's association for what the homeowners want to do, i.e. a playground, BBQ pit, etc. This site had some challenges with the grade change. They cut down the road a bit to do drive under on one side and walk outs on the other. They are requesting a bioretention waiver. This design is at the state for review of the AOT and they felt that, if this design meets AOT, it would be good with the Town. He'll meet with the Sewer Commission next month. Scott Ozana said he was good with the request. Some units will have walkouts from the basement and some from the first floor. The drainage meets the requirement for 50 and 100-year storms. They have increased the flow of the system to make sure it meets the requirements for the 50 Manchester Water Works, and they want one connection on each building, so they have revised it to show the gas and water on one side and the electric on the other. Then they'll have to run them to each unit. They did the planting around the units, as well as some trees throughout the development. They did 5 lights around the development to direct vehicles around the site. Lighting is low key to keep the dark sky. They have lighting that is more directional. They did an erosion control plan. He distributed to the Board and exaggerated scale for the cross section of the site and explained it to the Board. He said the end result is you won't be looking into the courtyard of the abutter. It creates a visual and a noise barrier. He addressed the driveways of the units. The average car throughout the state is up to 18.4 ft for a pick-up truck. He found some that were 19.66 ft. Everything seems to be under 20 ft. He believes the size of the driveways fits in the area and makes sense. Morgan Estates is behind them. They had wetlands and this application doesn't. The guest parking spaces are 18.5 ft x 9 ft. That was the Town's current standard. He anticipates parking will be adequate for what is being proposed. They have curbing and no parking signs.

JoAnn Duffy asked about the 18.5' parking spaces at the entrance. What if someone parked there with a longer vehicle.

Bob Lamontagne said they could make them deeper. They have the space to do it.

Matt Peterson said he could do the 4 at the front and the 2 on the right. But the 4 and 4 around the cul-

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

de-sac would lose 2 spaces. He'd rather have the 2 spaces there.

Bob Lamontagne said most cars are 15-16 ft long.

Matt Peterson said they got an email that there is already a bus stop there. He addressed the letter to JoAnn Duffy dated January 2nd. The boundary dispute has been resolved. They've worked it through. They can't put a final bound at the corner because it's in the driveway. The waiver requests and condo docs have been submitted and reviewed. They talked about the playground area and bus pick up. They added the note regarding clearing the site. He added the "No Parking" signs. They submitted architectural. There were no comments from the school district. He reviewed the document and modifications he sent to JoAnn Duffy on January 2, 2024 in response to her letter dated October 6, 2023. They are working with Manchester regarding the fire hydrant. They originally submitted a traffic study, and they are all set there. They've worked through Scott Ozana's comments.

Scott Ozana said these are plan edits. The comment on the drainage report with the 50-year storm still has to be addressed. This requests a waiver based on that. It says a waiver is needed on the response document. He wouldn't recommend approving a waiver. There is so much elevation change between the system and where the drainage is that there's no call for it.

Matt Peterson said, regarding the waiver, they will work with Scott Ozana. It was a type-o from his tech.

Tim Redmond asked the Cultex system is located behind the back corner of the building.

Matt Peterson said it's behind 14, 15, and 16. It's the area he's proposing for the playground. For accessibility and cleaning they have those outside the fence. That would be the overflow. They made sure they could do it. The cleaning caps will be outside the fence.

Tim Redmond asked if it would be of any concern with children.

Matt Peterson said they've been seeing numbers that kids are more so in single-family homes. If it ends up there are 5 kids there, and they want a playground, they'll put the money in the account. If it's different, they went that direction.

Scott Ozana said the isolator row that requires cleaning has a manhole on one end and a catch basin grate, so they can jet against each other. Kids won't be able to lift them. They will be cast iron covers. One of the cast basins has a neoplast cover because it's a Cultex system.

Bob Lamontagne said it's sand underneath and won't fill up with water.

Matt Peterson said there would be some plan edits based on the comments.

Scott Ozana said VHB reviewed the traffic report. They had no major concerns. They recommend DOT review it, and DOT had no comments. They recommended some type of mitigation for the entrance to the new condo facility be done. They alluded to include a no walk intersection. Director Jacobs is opposed to using that type of striping and they don't recommend it be added. They would like to see what was proposed in the 2008 design, which is losing the taper for the west-bound lane to get into the left turn lane and to extending the 2-way left turn lane to give a little more visual storage for cars

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

turning left into the new development. The through traffic does back up and extends beyond that intersection. DOT maintenance ends about 100 ft from the intersection. He can work with DPW on the striping adjustments. On-site inspections will be done by 3rd party consultants. They won't have staff do them.

Barbara Griffin said she wants them to address the Conditional Use Permit.

JoAnn Duffy said in her comments, #8 regarding the 6 ft vinyl fence, it says to see note 21. She's asking that note 21 be reworded. It's not clear that the owner will be installing the fence. Note 21 states "area to be regraded as a level platform to accommodate a 6 ft vinyl fence along the easterly property line." It doesn't say who's going to install the fence. She'd also like to see the fence details on one of the pages. They need the large floor plans to be recorded.

Matt Peterson said the original submittal had them. He'd take care of it.

JoAnn Duffy asked if there will there be additional lighting at the entrance way. People at Angel Point were complaining it was dark pulling in and they were having trouble seeing.

Tim Redmond said streetlights in the right-of-way are the DPW decisions.

Scott Ozana said the one JoAnn Duffy is talking about is DOT maintenance.

Matt Peterson said sheet 12 of 25 shows a light at the entrance.

JoAnn Duffy said the stormwater operation and maintenance plan will need to be recorded with the condominium plan. She asked about the number of bedrooms.

Bob Lamontagne said there will be 1, 2, and 3 bedrooms.

JoAnn Duffy asked about snow storage. The regulations require snow storage. We can't say the area won't be supplied because they don't have enough room. Eventually it will be condominium owners, future residents, and they shouldn't be required to have the burden of removing the snow.

Scott Ozana said it's logical to put the burden on the current owner. No one likes hauling the snow away.

Barbara Griffin said it's a private road and will never get done.

JoAnn Duffy asked where the location of the sign will be. This needs to be shown on the plan.

Bob Lamontagne said it would be by the entrance.

Barbara Griffin asked about snow storage.

Matt Peterson explained where the snow storage would be on the plan in multiple different locations.

Tim Redmond said he could store snow between any of the units.

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

Barbara Griffin asked about the access to the snow storage between units 17 and 18.

Matt Peterson said 16 & 17 have a gravel road that has to be maintained to the drainage system. That's rip rap to the gravel road. He doesn't show them in the islands because of the landscaping there.

Tim Redmond said the areas are not accessible to store it between the buildings.

Matt Peterson said he'd speak with his client to work something out.

JoAnn Duffy said a Conditional Use Permit is required because, in order to do multi-family in the RSBD zone, it requires the applicant to make sure it fits in with the neighborhood, including the architecture, and to make sure there is no impact on the neighbors or traffic.

Matt Peterson addressed the variance criteria and said the development meets the 6 criteria for the conditional use permit. The use is specifically authorized in the Ordinance as a conditional use. If completed as proposed by the Applicant, the development in its proposed location will comply with all requirements of this Section, and with the specific conditions or standards established in this Ordinance for this particular use. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located. The use will not have a substantial adverse impact on vehicular or pedestrian safety. The use will not have a substantial adverse impact on the appearance and visual quality of the surrounding neighborhood. And the use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use.

Barbara Griffin thanked Matt Peterson for figuring out how many units there are on other developments close by. She has concerns about the density of this as proposed, especially because she's hearing they're all three bedrooms. Morgan Estates is all 2-bedroom units. From a bedroom standpoint, this is much denser than anything else in the neighborhood and she has concerns. Morgan Estates has 192 bedrooms on 33 acres. As to the conditional use permit, she's concerned about the site and the density.

Colleen Mailloux said she's concerned with the density and the compatibility with the surrounding properties tied with the visibility and proximity to Mast Road. Other developments are set back further. She'd be interested to know how the impervious coverage compares and how it fits compared with the surrounding area.

Matt Peterson said it does meet the requirements. The maximum building coverage permitted by the Goffstown Regulations is 25%. The percent of building coverage for this development is 16%.

Colleen Mailloux asked if they could get an idea as to how this would be compared to abutting properties.

Tim Redmond said he's heard it stated twice that the expected number of children won't be significant. Is that because these will be market rate condominiums.

Matt Peterson said he's basing it on the information he got from a study done by Mark Fugere. They will be market rate condominiums. It shows that most children are in a single-family home. A lot of people

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

have a 3-bedroom home, and one is an office to accommodate someone working from home.

Bob Lamontagne said if they have 2 children, a boy and a girl, that uses the 3 bedrooms. You don't necessarily get more people because you have an extra bedroom.

Tim Redmond asked if the units have one parking space in the garage and the second the pavement outside the garage.

Matt Peterson said yes. Addressing the green space, he said the building curve is at 16%. He doesn't know how he can do open space. Morgan Estates was a long time ago. He'll do the best he can to get the figures for the question Colleen Mailloux asked.

Tim Redmond asked if they feel they meet the regulatory requirements for snow storage.

Matt Peterson said he does, based on what the requirements say. It just says he has to address it.

Phil D'Avanza said he's been looking at the snow storage and the only thing he sees is that it will be where the 4 parking spaces are. The only place to push the snow is on the left coming in and the other two. He doesn't see those being what's proposed except for the one on the right, but there's curbing to get over. If a unit were eliminated the common area could be snow storage. He doesn't see the snow areas as realistic.

Bob Lamontagne said normally these developments use a small loader and a bobcat rather than a plow.

Matt Peterson said they'll make a phone call and find out how it would be plowed. This isn't just plowing the road. Everyone gets their driveway and walkway plowed as part of the homeowner's association. It's all one package.

Phil D'Avanza said the snow of a 10" snowstorm will have to go someplace. It's a lot of volume. He doesn't see the volume in those 3 snow storage places.

Matt Peterson said, on sheet 4, there is a proposed play area with chain link fence. A snow storage area is shown there. That whole area should be snow storage.

Tim Redmond asked if they could use the 4 spaces at the entrance on the left to put snow behind them.

Matt Peterson said there is one tree that would have to be moved.

Tim Redmond said he agrees with the applicant in that it's not all pick-up trucks anymore. Even if they plowed it to the curb, they pick it up and take it out. It's not inconceivable but looks inconvenient in some of the locations.

Barbara Griffin asked about the elevation along with note 21 on sheet 21, and the grading, and the easement from the abutter. There is also a side agreement with the abutters because not everything is covered with the plans. They are installing the 6' vinyl fence. She asked about responsibility for the maintenance of the fence. It's not on the easement docs.

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

Bob Lamontagne said it will be on the property line.

Barbara Griffin said there is an agreement to regrade the abutters property. Is it on the abutter's property or the applicant's property?

Matt Peterson said it's on the applicant's property. He didn't fine tune the grading there. He just wants to be able to put the fence up there. It was hard to show contour lines there. The fence will be put on the existing grade.

Barbara Griffin said it's not clear it will be put on existing grade. She wants to be sure it's taken care of and fully addressed.

Matt Peterson said they will address it.

Bob Lamontagne said if the abutter damages it, they should fix it.

Barbara Griffin said that would be standard tort liability. You'd expect them to fix it, not the condo association. The plans call for some buildings to have a 2nd floor balcony whereas all the others are at ground level. Where will the first-floor balcony be as compared to where the bottom of the fence will be? The patio becomes a deck for 1, 2, and 3.

Matt Peterson said there are patios on 1-13, 25, and 26. On the other side, 3 stories are shown on building 22.

Tim Redmond asked what the dark black line is on sheet 1 with the Jones' neighbor. Is it the property line with the Jones neighbor? The applicant has said he's going to put the fence on the property line.

Matt Peterson said it was outside the easement.

Bob Lamontagne said it's as shown on the plan.

Tim Redmond said it appears they graded a 4' area for the fence.

Matt Peterson said he showed a 4' hatched area that can be used for the fence so they can have a place to work.

Colleen Mailloux asked if the proposed tree line should be adjusted to accommodate the fence.

Barbara Griffin said she was told there are some pines that will come down, so the tree line is probably not accurate.

Matt Peterson said he'll get an updated tree line.

Colleen Mailloux asked about the Fire Department review. It looks like the truck turning plan was submitted and there was some confusion.

JoAnn Duffy said the first one submitted was for Nashua. Then he resubmitted.

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

Scott Ozana said the truck is correct. They did review this most recent plan.

JoAnn Duffy said they did, but she's not seen comments on the fire truck review.

Tim Redmond opened the hearing to the public.

George Jones, abutter, said they came to his home to discuss this because it had come up at a prior meeting. It was an issue to them and a concern to him and his wife. In that discussion, they walked over the existing lines. He was told there was a survey done in 1997 that was pretty accurate. There are 2 slivers of land that were impacted, and they wanted to clear it up. They decided to deal with the driveway being regraded because there is a drop. And they agreed with the 6' fence. He also asked that they take out any/all pine trees there. They seemed agreeable about it. The question in response concerned him because it didn't sound clear. He wasn't under the impression that they would put the fence on the edge of the property line. The big pine trees would be taken down while they take all the others down. He'd like to see the location of the fence discussed. The fence going along the edge wasn't part of their discussion. He asked that it be clarified, as well as the maintenance. What was said earlier makes a lot of sense—if they damage it, they pay for it. But what about normal wear and tear?

Tim Redmond closed the public hearing.

The applicants expressed their concerns.

Matt Peterson said there is an agreement in place, and they'll work it out with George Jones. The long-term liability will have notes in it that the HOA will be responsible for the maintenance of the fence.

Tim Redmond said there will be a subsequent meeting when they come back and there will be another chance for the public to speak.

Barbara Griffin made a motion to continue this application to the Planning Board meeting of February 22, 2024. Colleen Mailloux seconded the motion. VOTE: 6-0-0. All in favor. Motion carries.

NEW BUSINESS:

Map 5, Lot 49-1, Conceptual Review Hearing for a proposed 10,500 sq. ft. retail building with associated site improvements. The lot currently has vehicles stored onsite. The owners are Road Runner Investments, LLC, located off Mast Road, Zoned: Commercial Industrial Flex Zone (CIFZ).

JoAnn Duffy said the applicants are here tonight to talk about a conceptual plan for a 10,500 sq ft retail building. This lot is adjacent to the new car wash on Mast Road, on the corner of Mast Road and Sparkle Court. The owner is Kevin Miller. He's interested in subdividing the land or turning it into condominium purposes. The front would be the 10,500 sq ft retail and Kevin Miller would retain the back half for something for his own business in the future. They need a waiver for parking because they need 54 spaces and have provided 33. The Sewer Department said they'd be required to tie into sewer. The sewer main runs down the rail trail in that area. There is no sewer on Sparkle Way. The Fire Department wants them to provide the truck turning diagram and access to 3 sides of the building. They want to know if there is a loading dock and how the parking will impact the propane tank location. He needs access to the fire sprinkler connection. Town Administrator Horne commented that the proposed lease

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

line presents potential issues with the development of the rear portion in the future. The proposed footprint is 10,460 sq ft, and the maximum in that zone is 25,000. The development of the rear lot would be able to remaining footprint but would require a conditional use permit.

Scott Ozana said his largest concern is the intersection layout where Sparkle Lane meets the driveway to the EZ Express car wash. They are creating an awkward situation. He likes this one a bit more than what he saw previously. It is an awkward situation, and a 3-leg is still the best option.

Matt Bombaci, from Bohler Engineering, said this property was subdivided in 2020. To date they've done the boundary and topographic surveys, soil testing, and had a wetland scientist take a look. They want the Board's opinion before going to a full design. The project proposes a 10,500 sq ft dry goods store with 33 parking spaces. Use is permitted by right in the CIFZ zone. They want parking on the side and rear, with loading and trash at the back, screened from the main right-of-way. They will need to make sure delivery trucks can get around the site. The idea wasn't to have an awkward intersection but to have circulation to the back.

Scott Ozana asked if the entrance at the top could be just an entrance, and traffic would exit through the lower one. It would relieve some of the conflict points and he'd be more comfortable.

Tim Redmond said it would probably work best if they were able to work with the existing pavement pattern. He suggested using the pavement there now to generate a right turn into the site. Then the straight-ahead leg could be to the left of that. It would get rid of the chicane mess because tractor trailers are not going to make those turns. They could use the existing curb line and work with the existing conditions.

Matt Bombaci said they can't pull it straight through because of the stormwater basin for the car wash. He pointed out on the plan the truck movement. He explained how the land would become condominiums.

Barbara Griffin said she appreciates the greenage. She asked what they'd do for signage and visibility for the road. You can't miss the car wash, but with all the greenery, what is the signage plan. This is retail.

Matt Bombaci said they don't currently have a plan for a sign. There will be some on the side of the building. They'd need approval from the Select Board to put a sign in the right-of-way.

Tim Redmond told them to clarify with the Fire Department what they want to see.

David Pierce said there will likely be a driveway next to the applicant's boundary line. Will it qualify for fire access?

JoAnn Duffy said it depends on how close it is and the grade next to it.

Scott Ozana said there is a rip rap ditch between the two properties.

Tim Redmond said this applicant will have to put it on his own property and follow the fire department regulations if that's what they want.

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

David Pierce said there is an easement all the way to the acreage way up the hill. The Town benefits from that easement.

Tim Redmond said anything they do with the back would have to be approved by the Planning Board.

Matt Bombaci said they don't have any interest. They don't own it and it wouldn't be part of this application.

Tim Redmond told Kevin Miller, the owner of the property in the back, that any use would have to be subject to Planning Board approval.

Matt Bombaci said the parking is based on the square footage of the building with 5 per 1000 sq ft. 5 per 1000 is more spaces than they need. 33 is the number they usually provide, and they never don't have enough parking. They prepare a report/summary of the uses this might be and provide the required parking. They don't want to overpark the property.

Tim Redmond said they could gain a few spaces by redesigning the intersection to a one-way in.

Matt Bombaci said the potential 13 green bank parking spaces are not included in their calculations. They show where they could build more spaces if they need to, but they'd rather provide the landscape spaces. If there is a parking problem in the future, which has never happened, there will be space. There will be a snow storage area.

Colleen Mailloux said she appreciates the idea for future parking that could be built. There are 13 additional spaces for expansion if needed.

Eamon Moran, applicant, said they have developed a lot of square footage in New England. It never suits anyone to over-park a site. They have a good feel for what is needed.

Scott Ozana said, from a stormwater perspective, he likes pavement reductions. He's not completely opposed to it.

Tim Redmond asked about moving the green space area back 16 ft to make it bigger. Then, if you do give them up, there will still be green space.

Matt Bombaci said this property is encumbered by topo and there is a wetland to the back. It raises an elevation to the back and there is a limited development footprint. They don't want to take all of Mr. Miller's good land and leave him the ledged and sloped areas. They are trying to be respectful.

Scott Ozana asked them, when they prepare their stormwater report, to include that impervious to make sure it can be handled.

Matt Bombaci said customarily if they have green bank spaces they don't think they'd be built. But they would model it as if they're impervious, as if they are built. They have a landscape architect in-house and will address that and the night sky requirement. They'll have a full lighting plan. DOT has a permit for Sparkle Way and will have it amended.

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

David Pierce said regarding the parcel to the west, they've seen plans where everything between that proposed development and Mast Road, the landscaping would be provided by the developer. That would include attractive landscaping over the Town's park. That could conceivably be done here as well. What the public sees in front of this building appears to be part of this parcel.

Tim Redmond said until the Town goes in to make the Rail Trail wider, all the landscaping goes away.

David Pierce said an agreement with the Parks Department regarding landscaping would be beneficial for what the public sees of their building and what the town benefits from by landscaping.

Barbara Griffin asked if anything in the Development Regs would prevent them from having one exit. Will it cause a problem?

JoAnn Duffy said she doesn't think so.

Scott Ozana said the car wash only has one exit.

Barbara Griffin said she's concerned someone will come back and say they have to make it 2-way. It's not a design issue.

JoAnn Duffy said the Fire Department is saying they need access to three sides of the building, and they're not sure how they'll do that.

Tim Redmond asked how they were going to handle the sewer.

Matt Bombaci said they propose to make a new connection to the sewer and then bring it into the site. They'll work it out with the owner of the lot behind them.

JoAnn Duffy asked if they had a typical design of the building that would blend into the car wash, or will it be light night and day.

Tim Redmond said they'll submit drawings to us. They can look at them when they get them.

Eamon Moran, applicant, they'll be submitting conceptual elevations as part of their application. He said he's not going to set an expectation that he'll copy the car wash architecture.

Tim Redmond said he's not obligated to build a building like the car wash. They're not being held to the standard of the car wash. The thing being suggested is that the town likes peaked roofs versus flat roofs.

Eamon Moran said he was reading the architectural guidelines and pedestrian focuses. He'd adhere to that. They don't want long expanses. They want them broken up. They want the pedestrian to understand visually where they are as it pertains to store fronts. They'll take it into consideration. They don't have a standard building.

Tim Redmond said the town likes peaked roofed buildings versus flat roofed buildings. The Board is looking for architectural elements such as a peaked roof. The Board likes to see more traditional buildings than a box store.

GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 11, 2024

Aemon Moran said there was a building reference in the commercial section of their architectural or design guidelines that had a mansard style roof. That spoke to him.

Tim Redmond said it's not a true gable roof with a pitch. A mansard roof does not look like a pitched roof with gable ends.

Barbara Griffin said in general they end up with too much parking and that she doesn't have a problem with the waiver.

Tim Redmond opened the hearing to the public. There was no public comment, and the public hearing was closed.

Matt Bombaci said they would take another couple of months to come back.

Phil D'Avanza made a motion to adjourn. Barbara Griffin seconded the motion. VOTE: 6-0-0. All in favor. Motion carries.

The meeting adjourned at 9:15 pm.

Respectfully submitted,
Gail Labrecque
Recording Secretary

These minutes are subject to approval by the Planning Board.