

**GOFFSTOWN PLANNING BOARD
MINUTES TO MEETING OF JANUARY 22, 2026**

In attendance were: Tim Redmond – Chairman, Colleen Mailloux – Vice Chairman, Barbara Griffin, Joshua Douglas—Select Board Representative, Tim Searles, Phil D’Avanza, David Pierce – Alternate, JoAnn Duffy – Planning & Economic Development Director, and Scott Ozana—Town Engineer.

The Chairman called the meeting to order at 7:00 p.m. and asked everyone to stand for the Pledge of Allegiance. The Board to introduce themselves. David Pierce was the voting alternate.

Correspondence:

1) Approval/Correction of the December 18, 2025 Minutes. **Barbara Griffin motioned to approve, seconded by Phil D’Avanza with a correction. Page 5, second paragraph should be gravel driveway not graven. Same page, 4th paragraph down should read that was a right of way and should strike out “that” just before right of way. Vote all in favor with one abstention, (6-1-0), Motion carries. Tim Searles abstained from voting.**

2) Update from Staff - Town of Weare is adding the lot located in Goffstown back to the open space project for the cluster subdivision off River Road in Weare. They will be coming to the Goffstown Planning Board. JoAnn Duffy updated the Board that the applicant will be submitting for subdivision review per the State RSAs. Both Weare and Goffstown need to approve the subdivision. JoAnn stated that the applicant was aware and will be submitting for a future meeting.

3) Letter of Resignation from David Pierce as an Alternate Member to the Planning Board. Effective date after an appointment of new Alternate Member. The Board reviewed and thanked David for his service as a Planning Board member. David Pierce stated he would stay on through the elections and hopefully a new alternate will be appointed to the Board by then.

4) Copy of Southern NH Planning Commission 2025 Report for Town Report.

5) Town & City Magazine.

6) 2026 Meeting Schedule.

Map 5, Lot 15, Completeness Review/Site Plan & Conditional Use Permit Review Hearing for a proposal to repurpose the former electric utility substation area next to new electric substation and add a paved pole storage yard. This is part of the Greggs Utility Substation Rebuild Project. The conditional use permit is required per Sections 13.3.7, 13.3.7.1 and 15.4.1 of the Goffstown Zoning Ordinance for the impacts to the Wetland Surface Water Conservation District Buffer. The property is located at 39 Mast Road, owned by Public Service Co. of NH (dba Eversource Energy), Zoned: Agricultural.

JoAnn Duffy explained this is the Eversource project that is known as the Greggs Utility Substation on Mast Road. Back in 2022 they came in for approval to rebuild the substation and the intent was to always use the old location for pole storage at some point. They are now coming in to amend the plan to add some pole storage. They need a conditional use permit and an amended site plan review. There is no regional impact and the application is complete. There are no waivers requested.

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Barbara Griffn motioned that there is no regional impact and the application is complete, seconded by Phil D’Aanza seconded the motion. Vote all in favor, (7-0-0), motion carries.

JoAnn Duffy reviewed one of the concerns from staff was the landscaping as the same trees are proposed and there was a concern if one tree got diseased then it’s possible that the rest may also. Another concern with the chemicals used on the poles such as creosote or some other chemical. JoAnn stated in the future they do plan on using another form of chemicals on the poles and can address that. The Conservation Commission is reviewing this plan next Wednesday so if you were to approve tonight I would recommend a conditional approval of conservation being okay with the plans.

Scott Ozana explained that the plans were submitted early and the applicant was able to address DPW comments from an earlier review. Scott Ozana stated all he has is some standard recommended conditions of approval.

Board briefly reviewed the staff report with the CUP comments incorporated within it.

Presentation was given by Kurt Nelson of Eversource and Jeremy Belanger of TF Moran. Arashio Alavera, Eversource Project Manager, Stephanie Gardner, Eversource Project Service, and Eversource Community Relations Person - Donald Stokes.

Jeremy Belanger explained as of 2025 the new substation is up and running and as promised in 2022 we would come back to the Board to explain how we would use the old substation that is now decommissioned and inactive. The original intent was to use as pole storage and that is what we are here before you tonight with. Jeremy reviewed the layout of the proposed pole storage area and the location of the property. Jeremy reviewed the location of the proposed drainage structures where the stormwater currently runs too. This will conform to both NHDES and Town Regulations. The yard itself is just under 4.7 acres. We are requesting a CUP for the impacts to the wetland surface water conservation district buffer. Jeremy reviewed the location on the plan of the closed drainage system and stormwater treatment that will infiltrate back into the ground. There is 13,560 sq. ft. impact and what that entails is we are paving the existing gravel within the storage area and fencing for security purposes. Jeremy Belanger explained they would be moving the emergency stockpile of poles from Deerfield to this location that is more centrally located to have a better time response to an emergency situation. Jeremy reviewed to proposed landscaping and stated due to safety reasons they can only have certain plant types and at a certain height. Jeremy Belanger reviewed the police like to be able to see through the screening for safety reasons.

Tim Redmond asked what the reason was to remove the 8 previously planted and the 14 previously approved plantings.

Kurt Nelson stated it was an oversight on their part for overhead clearances and reviewed the location of the circuits they were concerned with, stating the giant greens growing to 40 even up

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to 60 feet. They are proposing to put in a species that won't grow beyond 15 ft. When they plant they will be about 5 to 6 feet tall and reviewed the giant green western arborvitae.

Tim Redmond asked if they would be planted that they would grow together and provide screen without gaps in between.

Jeremy Belanger reviewed the existing landscaping and the proposed junipers that would be planted with the same spacing. The representation is at a mature representation. Jeremy stated they would be spaced at a foot or two at the lower level of where you plant them and continued to explain the separation distance.

Tim Redmond stated that was acceptable.

The Board and the applicant continued to review the proposed landscaping plan as shown on the plan. Barbara Griffin asked for clarification on if they were removing 8, replacing with 7 and removing 14 and replacing with 11. Barbara also asked if the span of the Juniper is wider than an Arborvitae.

Jeremy Belanger stated it's not a one to one necessarily, and reviewed the three holes along Mast Road, the arm spans and the overhead electric line. There is the 10 ft. minimum clearance distance from the outermost line to the tree and continued to explain.

Barbara Griffin stated overall there will be less trees and not as tall as what is there now and Jeremy Belanger stated that was correct.

Barbara Griffin stated she isn't too happy about there being less landscaping.

The Board discussed the police wanting to view the storage yard, the substation and discussed the type of fencing around the new yard is currently opaque fencing.

Kurt Nelson stated if the Board wants more screening versus the police department wanting less, they will do whatever the Town's desire is.

The Board continued to review the landscaping as shown on the plan.

Jeremy Belanger stated that they met with the Piscataquog River Local Advisory Board and they only comment they had was that the seeding that will be placed along the back be the New England Conservation Wildlife Mix Seed to go on top of the loam for stabilization so that has been added to the design. There is no proposed lighting to go in the old yard. Traffic wise, once the poles have been delivered and are in place, traffic wise, it will stay the same as the new substation was previously where the pole storage location was before it was built.

Barbara Griffin asked how many poles will be stored there.

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Kurt Nelson stated there will be 7 to 10 pole bunkers which look like goal pole posts and can hold 20 to 25 poles a piece. The bunkers are about 4 ft. high.

The Board briefly discussed the pole storage area for the emergency pole replacements. Board discussed traffic.

Joshua Douglas asked if any consideration has been given to the turning radius for those large vehicles going in and out of that location.

At this time Jeremy Belanger reviewed the turning movement on the plans and stated it was very wide at that the opening.

Scott Ozana stated it was a wide area and didn't see an issue.

Barbara Griffin asked if other towns are service from this pole storage area.

Kurt Nelson stated they would service the Goffstown/Bedford area primarily but was not certain.

Scott Ozana stated any driveway modifications would require a state driveway modification permit and stated the State may ask some of these traffic questions as well.

Tim Redmond asked if they had a timeframe and it was stated they would do in the Spring and for the 2026 planting season.

Tim Redmond asked about contaminants from the poles.

Kurt Nelson stated there will be no pentachlorophenol poles stored at this location. For small period of time, there will be some CCA treated poles. The future plan is to switch to a new wood pole treatment that Eversource is transiting to and it is called DCOI and it is 4,5-Dichloro-4-Isouthiazolin-3-one, which is an organic compound that is much more ecologically friendly than pentachlorophenol and CCA. It works well with preserving the pole but at the same time not having anywhere near the same environmental fate as Penta is concerned, which is the creosote. My understanding is it does its job very well on the pole.

Tim Redmond asked if they would be willing to install oil gap hoods on the outlets of the structures in the event chemicals leak and that way there is protection for the catch basins and the detention pond to protect from going into the river.

Jeremy Belanger stated yes they would consider doing that. He wasn't sure this would be a benefit for these types of poles but would be willing to do the hoods.

Scott Ozana supported adding the hoods for another protection for Glen Lake. Scott asked them to add the detail to the plans.

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Jeremy Belanger reviewed four existing pine trees that were a hazard near the rail trail and stated they would be removing those. There is existing emergency lighting.

Board discussed the lighting along Mast Road near the site. Jeremy Belanger stated they were not proposing additional lighting beyond what is there, which is the emergency lighting.

At this time Jeremy Belanger addressed the CUP Criteria as follows:

“15.4.1.4.1 The use is specifically authorized in the Ordinance as a conditional use; Yes it is.

15.4.1.4.2 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 the particular use; Yes it will.

15.4.1.4.3 The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located; Yes it will.

15.4.1.4.4 The use will not have a substantial adverse impact on vehicular or pedestrian safety; No, it will not.

15.4.1.4.5 The use will not have a substantial adverse impact on the appearance and visual quality of the surrounding neighborhood. In evaluating visual impact, the Planning Board may consider architectural and design elements; It will not have an adverse impact.

15.4.1.4.6 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. It will.”

At this time the Chairman asked if there was anyone present who would like to speak in regard to this hearing. No comment was made. The Chairman closed the public hearing.

Colleen Mailloux stated the CUP is for the work within the WSWC Buffer and the Conservation Commission has not reviewed this yet. We should add that any of their concerns should be addressed to any conditions of approval.

Tim Redmond stated that if the Board grants conditional approval tonight that will be one of the condition that the Conservation Commission has no issues or they would have to come back if staff cannot handle those issues administratively. They'll need the drainage maintenance agreement as well.

JoAnn Duffy stated staff will make sure all the items are addressed prior to having the plan signed.

Tim Redmond asked how they will remove the Japanese Knotweed.

Kurt Nelson explained it was a large dense area and they would be doing int under the NHDES Alteration of Terrain Permit. They are required to make sure their drainage structures are free of invasive species. They have an annual inspection maintenance program that they have to follow.

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They have made attempts to remove by smothering it and the roots are so big that it didn't work well and they will most likely have to use herbicides due to the large area that is deep-rooted.

Board members briefly reviewed and discussed the drainage area. The Board reviewed and discussed the conditions of approval.

Barbara Griffin motioned to approve the conditional use permit finding that the applicant has met all the requirements of Section 15.4.1 as provided in their memo dated November 26, 2025 and as talked about tonight and subject to the following conditions. Motion was seconded by Colleen Mailloux. Vote all in favor, (7-0-0), motion carries. The conditions are as follows:

1. Note on the plan the Board's final written decision.
2. Include appropriate professional stamps and signatures.
3. Drainage Maintenance Agreement will be required to the satisfaction of DPW.
4. Any approvals of the plan does not exempt application from the obligation to meet all applicable required codes, including, but not limited to Building, Electrical, Health, Safety, Fire, etc.
5. Any approvals of the plan does not exempt applicant from the obligation to meet all applicable required approvals and permitting, including but not limited to Public Utilities, Wetlands, Shoreland, Stormwater, NHDES, US EPA, US Army Corps of Engineers, and NHDOT Permit, etc.
6. Building permit required.
7. A mandatory preconstruction meeting. With Town Staff before any construction begins.
8. Site inspection by Town or Town's representative, paid for by the owner, will be required for general plan conformance, erosion control, and drainage. A final inspection will be required before a Certificate of Occupancy is issued. An escrow payment should be made to the Town prior to the pre-construction meeting if deemed necessary.
9. Provide as-built digital file (CAD Drawings) to the town prior to the issuance of a Certificate of Occupancy.
10. Provide approved plans PDF format.
11. Subject to non-material change comments by the Conservation Commission from their meeting and review of the proposal.
12. Add the gap oil hoods to the catch basins and drainage structures as discussed and should be shown on the plan.

Tim Searles motioned to approved the amended site plan to add the new pole yard and the landscaping modifications to the original plan. Seconded by Phil D'Avanza. Voted all in favor , (7-0-0) with the above stated conditions.

Other Business:

JoAnn Duffy stated both Colleen Mailloux and Phil D'Avanza's terms are up for re-election and reviewed the signup process. Colleen Mailloux stated she would not be running again.

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Proposed Grasshopper Landscaping Business at 129A South Mast Street, Map 30. Lot 70:

Tim Redmond stressed a concern with traffic going in and out there as there is no curb cut there. It is a wide-open area and feels it is an unsafe layout. Tim Redmond stated he wants an updated sketch brought to staff to seek if they need site plan review.

JoAnn Duffy stated she spoke to the applicant and they did come to TRC last year with this sketch. The staff at TRC were comfortable with what they were presenting. JoAnn reviewed the bins that would have material such as stone dust, river rock, etc.', in the back of the property. Along the roadway, there would be outdoor displays of outdoor grill kitchens, brick ovens, landscaping and stone scaping, etc. for them to look at prior to purchasing. So, this would block the entire front of where they located on the property.

Barbara Griffin stated this goes beyond what she thought they were doing and this Board required Green Thumb Landscaping to do a site plan who is across from Irving. She has concerns with how people will access this site and park there.

Board and staff discussed the layout and concerns. Tim Redmond stated they need to have a defined entrance onto the parcel. JoAnn Duffy stated this would be a seasonal business not open in the winter selling sand and salt. The student parking currently on the site will end in February. The owner of the business is willing to come in for a discussion with the Board.

Barbara Griffin stated they need to come in for conceptual review with a better plan that is more than a sketch but less than an engineered plan so he can get some feedback. The Board needs to see the layout of what they are proposing.

Colleen Mailloux stated she feels this is a change in use and should be a site plan.

Board agreed to require a conceptual review but reserves the right to require a more formal plan.

Sports Dome, Tower Lane:

Scott Ozana updated the Board that the most back taxes have been paid so it will not be tax deeded to the Town. There is a purchase and sales agreement on the site. The bond was renewed by the contractor. Staff will contact the contractor in regard to finishing the work. If they are not finishing then someone else will need to post a replacement bond. Board discussed the remainder of the work that needs to be completed.

Adjournment:

Joshua Douglas motioned to adjourn, seconded by Colleen Mailloux. Vote all in favor (7-0-0), motion carries. Meeting adjourned at 8:35 pm.

Respectfully Submitted,
Patricia Gale, Planning & Zoning Assistant

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PLANNING BOARD.