

**GOFFSTOWN CONSERVATION COMMISSION
MINUTES TO MEETING OF JANUARY 28, 2026**

In attendance were Jean Walker—Chairman, David Nieman, Andrew Chaplin, Jane Raymond, Amy Pollock, Daniel King, Courtney Carter, Mark Lemay- Select Board Representative, and Patty Gale, Planning & Zoning Assistant.

Jean Walker called the meeting to order at 7 pm. She asked the Commission to introduce themselves. Courtney Carter was the voting alternate member. Daniel King did not participate in voting at the meeting as he hasn't been sworn in as a member yet.

Map 4, Lot 82, Two lot subdivision creating one new lot. The property is located at 112 Mountain Road, owned by Catherine Whooten. Zoned: Residential-1:

Present for this application was Cathy Whooten, Aaron Wechsler of Aspen Environmental Consultants and Joe Wichert of Wichert Land Surveying.

Cathy Whooten gave a history of her property and explained that this was the first step to go to the Planning Board and explained that she wishes to subdivide her property into two lots.

Aaron Wechsler explained the proposed location of the property and the proposed two lot subdivision. There will be no impacts to wetlands other than the driveway crossing within the Wetland Surface Water Conservation District Buffer. Aaron explained that both lots meet the zoning requirements. The proposed new lot will be 9.46 acres and the house lot will be 1.03 acres. Aaron reviewed the two wetland locations on the property and the driveway profile plan. The driveway is proposed to be 16 ft. wide and 490 ft. long with a hammerhead at the end that will meet NFPA guidelines. Aaron reviewed the proposed vegetative swale that will be placed along both sides of the driveway with a vegetative seed mix and reviewed the types of mixes they could use. There are no outlets proposed. This will just infiltrate the water and once filled would sheet flow over the edge. If outlets are desired we could add those to be greater than 50 ft from the wetland's boundary. The closest point from the driveway to the wetlands is 43 ft. and the swale is 36 ft. away. Aaron explained the temporary erosion controls they would use.

Patty Gale noted that driveways are allowed to cross through the WSWC District Buffer and can also cross a wetlands. Due to the length of the driveway, they are required to build it to meet NFPA guidelines for fire protection and are required to have a turn around area at the end of the driveway as well as the 16 ft. width requirement. Patty stated staff just received this so she doesn't have comments from DPW yet who will review the driveway profile plan.

Jane Raymond asked what the dotted line was and Aaron Wechsler stated that was the soil line.

Jane Raymond asked what direction does the water flow out of the wetlands.

Aaron Wechsler reviewed on the plan the flow of the water from the driveway and the wetlands.

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With no further questions, Jane Raymond motioned to recommend to the Planning Board that the applicant follow best management practices and proper erosion control measures to protect the wetlands during the construction phase. The Conservation Commission has no other issues or concerns. Motion was seconded by Andrew Chaplin. Vote all in favor, (6-0-0), motion carries.

Map 5, Lot 15, site plan & conditional use permit review 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.

Presentation was given by Kurt Nelson of Eversource and Nick Golan of TF Moran.

Kurt Nelson explained what was before the Board is the refurbishing of the old Greg Substation. The new substation is fully built and operational. When we did the site plan in 2022 we stated we would be back before the boards for when we were ready to refurbish the old substation. At that time, we kind of knew we wanted to use it for pole storage but we were not quite sure. At this time, we have put together the plan before you for using the site for the pole storage.

Nick Golan stated this is the promise we made a few years ago that we would come back to you for the use of the pole storage. All the above ground steel work lattice, etc. have already been taken down. Nick Golan reviewed the new substation and the area they wish to use for the pole storage. Nick Golan reviewed the proposed refined storm water management areas and the proposed impacts with the Commission. We need a CUP for something that already exists. The gravel is going to stay we are just going to pave over it. Nick explained the area that they are refining for the stormwater management and stated it already acts as a stormwater management area for the site and we are going to ensure that the stormwater is going to continue to be directed to that location and explained the modification that will be made to the area. Nick explained the soils and stated the soils meets the alteration of terrain requirements for an infiltration basin so we can provide appropriate storm water management. Nick stated one of the issues in that area is there is a fair amount of the invasive species which is knotweed. Nick explain the large amount of the knotweed that is deep-rooted into the ground and the issue they have had with trying to remove it. Nick stated they are obligated to remove it as part of the alteration of terrain permit and have to follow a specific process and explained the tools they can use to manage it. The overall impact within the shoreland buffer is 13,560 sq. ft. So, 10,000 sq. ft. is really the yard and the remainder is the stormwater management area. The updates to the stormwater management area will bring us into full compliance with both the Town and the State regulations.

Jane Raymond asked what the former substation surface area was.

Nick Golan explained that it has been layered with gravel for many years and was designed specifically to account for resistivity within the yard. Nick explained if there was an electrical

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current or otherwise it is then fed through the gravel into a grounding system so it can be dissipated to the soils as well. The gravel was done in 1946. This is already heavily graveled so it really doesn't change the coefficient of the runoff. It is heavily compacted and there is concrete pads out there now. So essentially its 100% runoff now so us adding pavement to it really isn't a disservice to it when you think of the stormwater improvements they are making.

Kurt Nelson stated they will be using it for distribution wood pole storage. There will be between 7 to 10 pole bunkers that look like field goal posts sort of and are about 4 ft. off the ground.

Amy Pollock asked if the poles were treated and Nick Golan stated yes.

Kurt Nelson stated each bunker can hold between 20 to 25 poles with a total of 250 poles. The paving the storage yard is a good idea as it limits infiltration.

Nick Golan also stated the paving provides a safe environment of the operators with the pole storage.

Kurt Nelson stated with the wood pole treatment there is a new wood pole treatment that Eversource is transiting to and it is called DCOI and it is 4,5-Dichloro-4-Isothiazolin-3-one, which is an organic compound that is much more ecologically friendly than pentachlorophenol and CCA. It's kind of a paradox as to how it works so well with the pole but at the same time not having anywhere near the same environmental fate as penta is concerned. My understanding is it does its job very well on the pole and if it does leach into the soil, it has a shorter half-life as far as persistence than the older chemicals.

Amy Pollock asked if it was still chlorinated and Kurt Nelson stated it does still have a chloride in it. Amy stressed a concern with runoff to Glen Lake.

Nick Golan stated there is no real treatment with pole storage and you would treat it the same with any other impervious surface with material that is creating runoff. The new Greg Falls Substation was where we had the pole storage so we are now moving the storage to here as a continuation of that use. There is no specific treatment for the pole storage. These are the same poles you see all along the roads. We are putting this more concentrated in one location and we manage that similar to other chlorides. The key is you don't put down too much salt. With pole storage you need to manage your stockpiles correctly. There is will be procedures in place for the management and evaluation of the stockpile. If there ever was to be an issue with a faulty pole they would have the ability to remove that from the site.

The Board continued to discuss. Nick Golan stated they are also added oil and grease hood within the catch basins if there was an issue with an oil spill.

Courtney Carter asked how long it would be for them to change over from the older poles and asked for a timeline.

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Kurt Nelson stated there would be no pentachlorophenol poles stored here at all as they have been phased out in New Hampshire. There would be a short transition period for some CCA poles which are a pressure treated pole, and switching over within a year.

There was discussion on how the Knotweed would be treated and Nick Golan stated most likely there would be herbicide treatment as the area is very large, dense and deep rooted.

With no further discussion, Jane Raymond motioned to pass on the comments to the Planning Board that all their questions and concerns were addressed by the applicant at the meeting. Seconded by David Nieman. Vote all in favor (6-0-0), motion carries.

Correction/Acceptance of the Minutes of November 19, 2025:

Andrew Chaplin motioned to approve the minutes as printed., seconded by David Nieman. Vote four in favor with two abstentions, (4-0-2), Amy Pollock and Courtney Carter abstained.

Correspondence:

- 1) Copy of Namaske Lake Association's estimated amount of \$26,250 needed for Milfoil Treatment. Staff recommends waiting to vote on amount to be expended after Town Meeting votes on budget in March. The State will contribute half of the amount of awarded a grant. Commission agreed to review after Town Meeting.
- 2) Copy of letter from the Forestry Society regarding stewardship reports of the R. Clark Easement and the Gayle Shost Irrevocable Trust Easement. Commission briefly reviewed.
- 3) Copy of NHDES information on the culvert replacement for Hardy Brook/Montelona Road by the Town of Goffstown.
- 4) Copy of NHDES approval of the Aquatic Resource Mitigation Fund Program for the Hadley Falls Dam Removal. Commission briefly reviewed.
- 5) Town & City Magazine.

Piscataquog River Committee Update: Jane Raymond stated there are no new updates as the meeting was canceled but if they had the meeting they would have reviewed that the Town was awarded the grant for Hadley Falls Dam removal.

Open Space Update & Stewardship: David Nieman stated nothing to report except still waiting for the funds to be released for the NRCS grant for the Shost/Sugar Bush Farm Conservation Easement.

Adjournment: Jane Raymond motioned to adjourn, seconded by Andrew Chaplin Miller. **Vote all in favor (6-0-0), the meeting adjourned at 7:36 p.m.**

Respectfully submitted,
Patricia Gale, Planning & Zoning Assistant

These minutes are subject to approval by the Conservation Commission.