

GOFFSTOWN OPEN SPACE ORDINANCE REWRITE SUBCOMMITTEE

June 17, 2025

In Attendance: Betty Vaughan, James Raymond, Colleen Mailloux, David Neiman,

Meeting Convened at 7:00 p.m.

The Board did not take action on the draft minutes of May 13. This will be reviewed at the next meeting.

C. Mailloux stated that she is concerned that the committee is not making forward progress. The committee discussed the benefits and drawbacks to some of the critical elements that have been identified over the last several meetings. The committee opted not to make final decisions without more committee members present, but did discuss and come to a general consensus on the following items:

- Mandatory vs Mandatory with discretion to waive vs Optional use of Open Space ordinance. The committee discussed whether there were any instances where open space was not preferable and did not identify circumstances where a development should be exempted from the open space ordinance. In the opinion of those present at the meeting, allowing open space with discretion for the Planning Board to waive the requirement could present a challenge in determining the criteria for granting waiver and could set the Town up for challenges. Open space ordinance being optional only would not further the aim of the ordinance. Among the members present at the meeting, the consensus was that open space should continue to be mandatory for properties over a size threshold.
- Yield Plan vs Calculation to determine allowable density. Using a yield plan method is an imperfect solution that takes a lot of time and members are not always satisfied. Feasibility of a yield plan is a concern. Planning Board spends significant time reviewing yield plans and discussing feasibility. TRC reviews are used to determine engineering/design feasibility of a yield plan. The yield plans have challenges. Calculation method would be more concrete, easier to administer, less time during meetings to evaluate, it is a more straightforward determination of density but determining the correct formula is a challenge. The Committee members present did not have a clear preference over calculations vs yield plan, but did acknowledge that if the yield plan methodology continues to be used, then a clear requirement for financial feasibility must be included in the evaluation.
- Open Space land composition. The committee discussed basing open space land calculations on net lot area vs buildable area. The members present discussed whether open space should be 50% of the overall tract area or 50% of the buildable area. There was no consensus on how

the open space area should be determined, but it was agreed that the open space should contain some upland areas and not be all unbuildable area.

The committee noted that it may be a concern if a development is not consistent with the character of the surrounding neighborhood. The committee discussed minimum lot sizing.

Motion to adjourn at 8:20 p.m. by James Raymond 2nd by Betty Vaughan 4-0

Respectfully Submitted by,

Colleen Mailloux