

## GOFFSTOWN OPEN SPACE ORDINANCE REWRITE SUBCOMMITTEE

August 28, 2025

In Attendance: Barbara Griffin, James Raymond, Colleen Mailloux, David Neiman, Evelyn Miller, Bruce Buttrick

Meeting Convened at 7:00 p.m.

Motion by B. Griffin to approve the minutes of May 13, 2025. Seconded by B. Buttrick. Motion passed 6-0-0.

Motion by D. Nieman to approve the minutes of June 17, 2025. Seconded by C. Mailloux. Motion passed 4-0-2 with E. Miller and B. Buttrick abstaining.

The Committee reviewed draft revisions to the Open Space Zoning Ordinance. C. Mailloux reviewed the proposed changes. The purpose and objectives were revised to reflect discussions of the Committee at the past two meetings. The Committee discussed parent lot language. The proposed draft deletes the parent lot language, so that open space development can be proposed on any lot of record, not a lot of record in existence in March 2003. The update would require 50% of the gross tract area be dedicated open space. The Committee discussed 50% buildable area vs 50% gross tract area.

The Committee discussed ADUs and will review the RSA to determine if ADUs can be excluded from Open Space Developments or if that is precluded by statute.

The Committee reviewed draft revisions to the Open Space Regulation. Consensus was that the Open Space requirements proposed were overly complex and need to be revisited. Yield plan requirements should be further refined. The OS ordinance allows flexibility in lot size and setbacks, but the minimum lot size is proposed to be increased from the current regulation. Proposed language would allow reduction to no less than 50% of the lot size in the underlying district, and no less than 15,000 square feet with onsite septic and well, or 10,000 square feet with municipal water and sewer (increase from 10,000 and 5,000 respectively). Current regulation allow the frontage to be reduced to 50'. The committee agreed that 50' is not sufficient and minimum frontage can be reduced to 50% of underlying zoning, and no less than 100'.

Motion to adjourn at 8:32 p.m. by B. Griffin. Seconded by D. Nieman. Motion passed 6-0-0.

Respectfully Submitted by,

Colleen Mailloux