

Meeting of the  
**Hillsborough County Master Plan Committee**

**March 16, 2007**  
Bouchard Building, Goffstown, NH

Minutes of the Public and Non- Public Session  
(Not Official Until Approved by the Board and signed by the Clerk.)

**Present:** Comm. C. Holden, G. Wenger, A. Renzullo, L. Calawa, L. Kaiser, F. Plett, K. White, P. LaFlamme, and R. Pomroy.

**1. Board of Commissioners' Welcome and Introductions**

**Comm. Holden** called the meeting to order at 8:16 A.M. On behalf of the Board of Commissioners, she welcomed those present and thanked the members for their willingness to serve on the Committee. A round of introductions ensued.

**2. Discussion**

**Comm. Holden** distributed a document regarding Forest Management Recommendations for the Hillsborough County Complex. She informed those present that the County lands include those located in Goffstown including the lands surrounding the County Nursing Home and the County Complex, the Department of Corrections site on Valley Street in Manchester, and the Temple Street building in Nashua. She noted that the lands surrounding the County Complex have several buildings including the former cow barn, a barn, a kennel, and other out buildings and a cemetery.

**P. LaFlamme** joined the meeting at this time.

**Comm. Holden** referred to the Management Recommendations document noting that it divides the property into forest management units and contains a recommendation for harvesting timber as well as other possible projects. **F. Plett** informed the Committee that **S. Griffin, Goffstown's Town Planner, has offered to assist the Committee if it wishes him to be involved.** **Comm. Holden** stated that Goffstown has given the County maps and the 114 Corridor Plan. She stated that the Master Plan Committee has nine representatives from throughout the County, it could use resources provided by the Cooperative Extension as well as other outside sources, and that there would be public hearings to obtain input from the members of the public. She noted that the purpose of the Committee is to produce an encompassing plan that is best for the County. She noted that in the past the County sold some land that was developed in unanticipated ways. She stated that she serves on the Rails to Trails Committee and it is working on a project to connect the trail from Goffstown Center through the County lands and through Penardville to Manchester and Auburn. She noted that there would be a new footbridge built to connect trails in Penardville and Manchester.

**Comm. Holden** again referred to the Management Recommendations document noting that there are 484.5 acres of land surrounding the County Complex, with 389 acres of forest, and 69.5 acres of fields/agriculture, and 26 acres of buildings and grounds. She noted that the County produces hay that is harvested annually. She stated that the County has elevation ranges that have a potential of harvesting wind power. She noted that the goal of these initial meetings is to determine what materials need to be obtained and to decide on tours of the land and buildings in order to assess the land's potential. She stated that the purpose of this meeting is to organize, to become acquainted with the Committee members, and to set a meeting schedule. She suggested continuing having meetings on Friday mornings. A discussion followed.

**K. White** noted that the County recently sold land in Bedford that is in the process of being developed. Mr. Wenger noted that the land in Bedford had been deeded to the County and following a determination that the land was surplus, the County had sold the land. He noted that the development of the land was an unintended consequence. K. White stated that the Bedford land was small compared to the land surrounding the County Complex and the potential unintended consequences could be much more severe if there is no planning.

**G. Wenger** suggested that for the next meeting he could provide an overview of the projects that have been considered in the past, projects that outside sources have approached the County with, and the projects that have failed to pass the approval process. He noted that **S. Griffin** might be invited to attend a future meeting to provide the Committee with an overview regarding the information he and the Planning Board have developed regarding the community, including the County's lands. He suggested that the Commissioners' budget includes some limited funds to pursue information gathering for the Committee. He informed the Committee that the County has recently commenced its budget cycle and suggested that should members of the Committee have suggestions as to expenses of inclusion in the Board's budget recommendation they would be appreciated. **K. White** suggested that a boundary survey, soils and wetlands mapping, and topographic contours would be critical in making any kind of a plan for the County land. **A. Renzullo** inquired if the Committee would be focusing only on the lands surrounding the County Complex or would it be looking at all of the County Lands, to which **Comm. Holden** stated that the Committee would be focusing on the lands that surround the Complex and Nursing Home. **G. Wenger** stated that the lands surrounding the County Complex and the Nursing Home are the main parcel of land owned by the County. He noted that it also owns the Department of Corrections facility in Manchester and the Temple Street building Nashua, but noted that the lands surrounding those facilities is very limited. A discussion followed.

**F. Plett** noted that the Committee could begin with discussing what the County's responsibilities are and how they are currently being filled. He also suggested that the future needs of the facilities, i.e. the Nursing Home, be discussed, so the Committee could determine what land the County needs in perpetuity and what could be considered surplus land. **L. Kaiser** stated that it would also be helpful to have a zoning or development map of Goffstown to locate the best compatible land for projects. **F. Plett** noted that the Town's zoning that may affect County land is flexible. **K. White** noted that the County should consider what Goffstown has zoned to avoid potentially placing industrial zoned land adjacent to residential zoned land. **Comm. Holden** noted that Goffstown included in the Route 114 Corridor Study, zoning suggestions.

**G. Wenger** suggested that at the Committee's next meeting it may be appropriate to have an overview of what the County is, what it has done, and where it stands with its project. He suggested that subsequent meetings might include a discussion with the Nursing Home Administrator, Town of Goffstown and other individuals or groups that could contribute information for consideration. He noted that currently the County lands are zoned residential/agriculture. He suggested that if the Committee members require any specific information they should let him know and he will do his best to provide it. A discussion followed. **A. Renzullo** inquired if the Departments have 10-year projections of what may be needed for the facilities, to which **Comm. Holden** noted that the Departments recently discussed the process of assessing their needs.

**L. Calawa** suggested that industrial and commercial zoning of the land should be considered for future leasing, as it could be a way to reduce or eliminate County taxes. **Comm. Holden** noted that the Board of Commissioners has been considering leasing rather than selling for the past 10 years.

**G. Wenger** excused himself at this time.

Following a discussion the Committee agreed to meet on March 30, 2007 at 8:15 A.M.

### 3. Adjourn

The meeting adjourned at 8:50 A.M.