

FEASIBILITY STUDY

Construction of School Facilities Goffstown Tax Map 5, Lot 24

**Prepared by:
Goffstown Residents Association (GRA)
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Table of Contents

1. Executive Summary
2. Property Description
3. Title
4. Boundary
5. Topography
6. Soils
7. Wetlands
8. Groundwater
9. Surface Waters
10. Power Lines
11. Site Access
12. Water Supply
13. Wastewater Disposal
14. Utilities
15. Buildable Area
16. Concept Plan
17. Future Opportunities

Figures

- A. Locus Map
- B. Existing Site Conditions
- C. Concept Plan

Photos

- I. Photo 1, Map 5, Lot 24
- II. Photo 2, Map 5, Lot 24
- III. Photo 3, Map 5, Lot 24

1. Executive Summary:

The Goffstown Residents Association (GRA) fully supports our community's efforts in providing quality education for our children, including kindergarten. However, GRA believes that the Goffstown School District (GSD), the Goffstown School Board (GSB) and the Kindergarten Building Committee (KBC) have taken too narrow a view at investigating potential locations for siting a new school facility.

There is, in fact, another town owned parcel of land much more appropriate for meeting the current and future needs of our schools. That parcel would be the eastern appendage of Tax Map 5, Lot 24. Lot 24 contains the Department of Public Works (DPW) facilities off Elm Street.

On many occasions, when the question was asked of representatives of the GSD, GSB and KBC as to why they have not investigated the DPW property; the response has always been, "The BOS has only given us permission to investigate the Glen Lake property." A response that manipulated many into believing that the BOS would not allow an investigation of the DPW property. The fact of the matter is that these groups *never asked* the BOS for permission to investigate the DPW property, a fact that has been verified by our office of town administration.

Because the GSD, GSB and KBC have refused to ask the BOS for permission to investigate the DPW parcel, a request that GRA believes is likely to have been granted by the BOS, GRA has taken it upon ourselves to prepare this Feasibility Study to investigate the appropriateness of the DPW property for siting school facilities. It is not the intent of GRA to circumvent any authority vested with the BOS but merely to bring this information to light for the public's consideration in a timely manner.

The information contained in this study was developed by licensed professionals in the fields of soils, wetland science, on-site wastewater disposal, school design and construction and land development issues in general. The information is technical, non-subjective in nature and is readily verifiable through public records. GRA urges the readers of this study to carefully consider the information presented here and arrive at your own conclusion as to what is in the best interest of our school children, their families, and you.... as taxpayers.

If you consider the findings of this feasibility study to warrant further, more detailed study, GRA urges you to contact your School Board and Board of Selectmen and demand that this site be considered for use as a new school. Only after careful consideration and comparison of all options can we all be convinced that the project that moves forward is the one that best meets the needs of our community.

2. Property Description (see Figure A):

This parcel consists of the easterly appendage of Tax Map 5, Lot 24. Lot 24 contains the

transfer station and Department of Public Works offices and maintenance yards. This easterly appendage was excavated within the last five years to provide cover material for the landfill closure project in Pinardville. Goffstown currently has no plans for this parcel other than to continue removing sand and gravel for public works projects. This activity could continue after development of a school.

This site has extensive buffers to residential properties in all directions. Construction of a relatively short length of sidewalk could provide pedestrian travel between this site, residential developments, Grasmere General Store and Mountain View Middle School.

3. Title:

The Town of Goffstown owns Lot 24. The easterly appendage was purchased from the Pares in 2000 for the purpose of excavating gravel for the Pinardville landfill closure project and subsequently consolidated with Lot 24 through a lot line adjustment. **The title is free and clear of any restrictions.**

4. Boundary (see Figure B):

Lot 24, including the easterly appendage, has been completely surveyed and the entire boundary field located and monumented. Creation of the parcel for construction of school facilities would require subdivision of Lot 24 (see Conceptual Plan). **The conceptual subdivision would yield a 17.8 acre parcel.**

5. Topography:

Topography on this site is essentially flat, with the exception of the slopes around the perimeter of the site and mounds supporting PSNH power poles (see 10. below).

6. Soils:

This parcels consists entirely of Hinkley and Windsor soils that are excessively well drained sands and gravels on a glacial outwash terrace. This soil is ideally suited for building construction and on-site wastewater disposal (septic system). As with any large construction project (greater than 100,000 square feet in size) a Site Specific Permit will need to be issued by the state. This is a prescriptive permit that assures the design will provide proper drainage, storm water treatment and erosion control.

7. Wetlands:

There are no wetlands on the entire parcel and therefore no state or federal wetlands permits would be required prior to construction.

8. Groundwater:

During excavation for the Pinardville landfill closure material, the soil surface was brought down to the elevation of the seasonal high water table. Therefore, during the wet spring season water can be observed at the surface. This is a condition that can easily be remedied by further excavation around the perimeter of the site with the material placed back onto the over-excavated areas. This will restore the ground surface to an elevation sufficiently above the seasonal high water table.

9. Surface Waters:

There are no surface waters on this parcel. Harry Brook runs just to the north of the parcel and would make a suitable receiving water for storm water runoff from developed areas, after prior treatment as required by the state for the issuance of the Site Specific Permit.

10. Power lines:

This parcel contains two sets of power lines. One set runs along the northern edge of the property and would not affect site development. The other set cuts diagonally across the property. PSNH has indicated that they are willing to relocate this set of lines to run parallel with the set along the northern property line thus removing it from the central, most developable area of the property. PSNH estimates that three pole sets will need to be relocated at a cost of about \$25,000 per pole set. They also provide a community cost sharing program for most, if not all, of this cost. Removal of these pole sets will provide additional gravel for raising the ground surface elevation (see 8. above).

11. Site Access:

This site currently has two access points. Access can be gained either via Gagnon Way, the entrance to the DPW facilities, or via the gravel access road from Elm Street that was constructed during the gravel removal operations. **This provides ready-made primary and emergency access routes to the site.**

12. Water Supply:

Municipal water is available on Elm Street approximately 300 feet east of the gravel access road and could easily be extended to the site.

13. Wastewater Disposal:

As mentioned in 6. above, the soils on this site are excellent for construction of on-site wastewater disposal (septic) systems.

14. Utilities:

Electric, telephone, cable television and high-speed internet access are all available from Elm Street.

15. Buildable area:

The entire 17.8 acre parcel would be considered buildable by the Department of Education without the need for any waivers to their Administrative Rules. **According to those rules, this site could accommodate a total school population of 1,200 students.**

16. Concept Plan (see Figure C):

This Concept Plan is simply the conceptual plan for a kindergarten and elementary school at the Glen Lake property, as prepared by the School District's architect. Only slight changes have been made to the entrance roadway alignment and the location of parking to make the geometry fit this site. Note that the site can easily accommodate a kindergarten and elementary school as well as a playground, softball field, soccer field and additional parking. These athletic fields would help to fulfill the need for additional recreational facilities in our town. The site also could accommodate substantial overflow parking along the access roadway during special events at the school. This layout also allows for future expansion of the school buildings in many different directions and configurations. This plan also shows a full perimeter roadway with connection to a separate emergency access route.

This is not intended to represent a final design but merely to illustrate one possible layout on the property. One can easily imagine that reconfiguring the buildings and parking would allow for additional areas for buildings, recreational areas or other features.

17. Future Opportunities:

This parcel has additional, undeveloped, highly suitable land adjacent to it. In the future, should the need arise for additional municipal facilities; this land could be acquired to meet those needs.

Figure A



Figure B

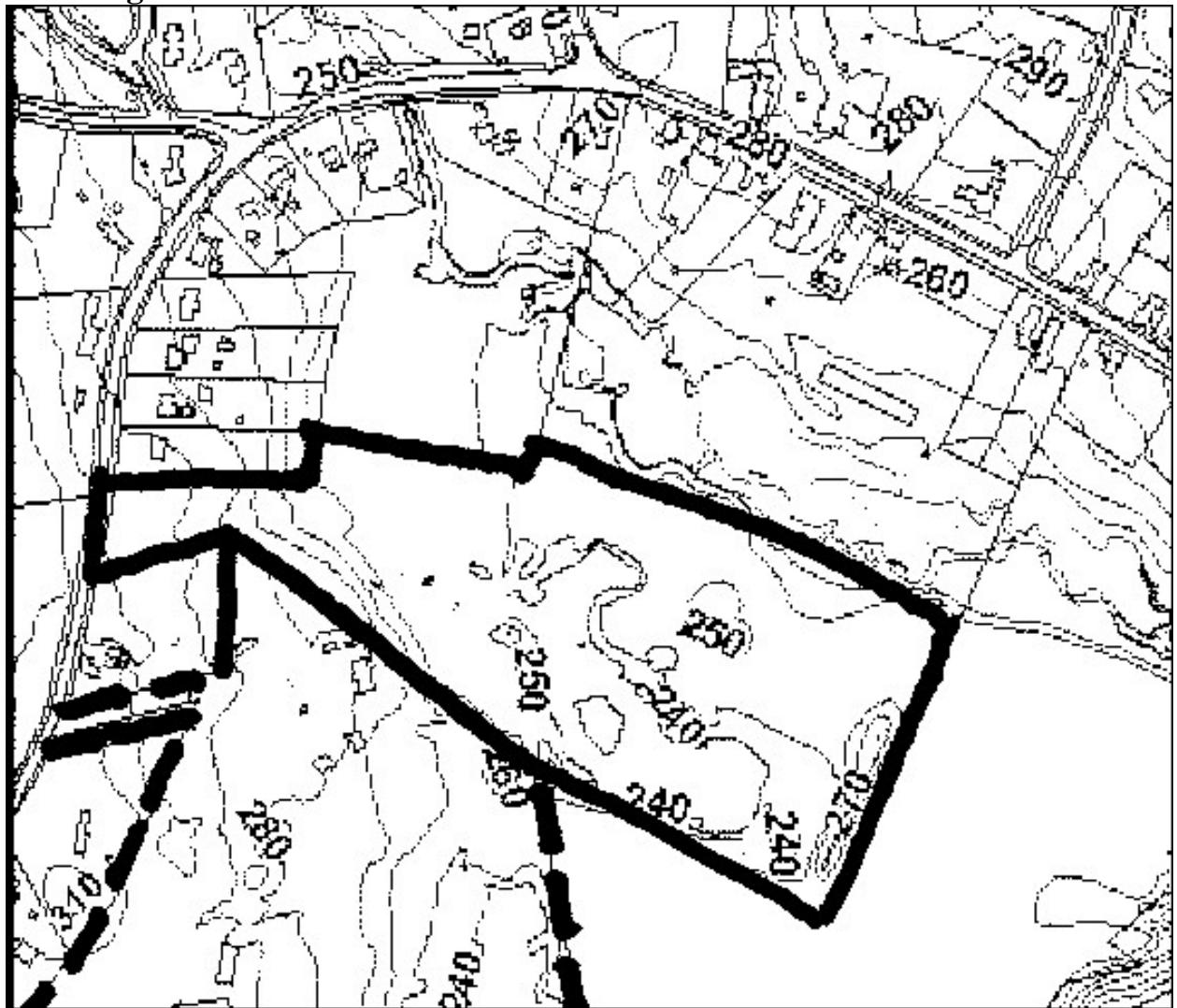


Figure C – Concept Plan

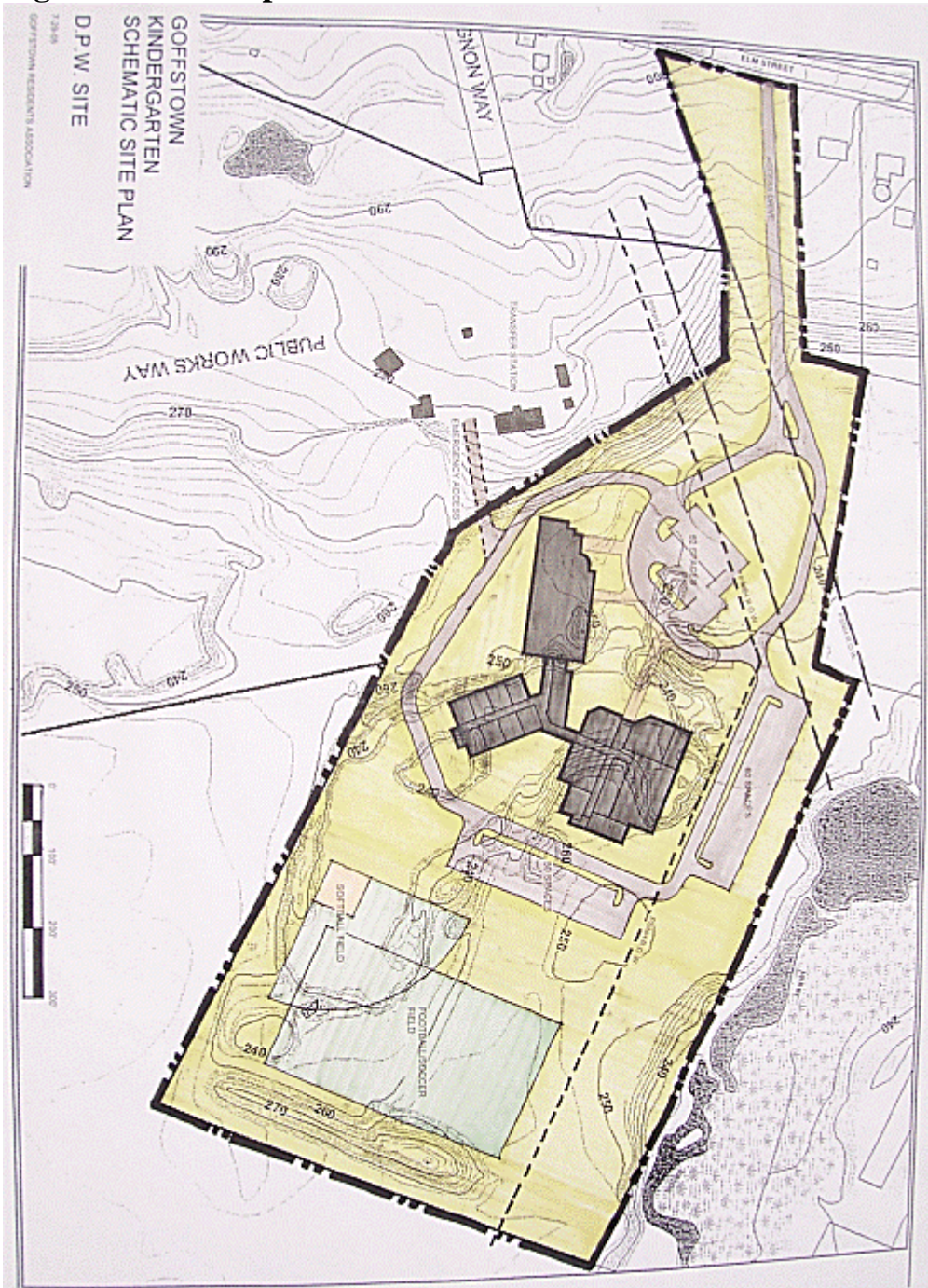


Photo 1



Photo 2



Photo 3

