

DRAFT

Proposal for  
**THE WATERFRONT AT GLEN LAKE**

Submitted to the Goffstown Board of Selectmen  
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Submitted by  
Guy Caron  
238 Elm Street  
Goffstown, NH 03045  
(603) 497-3533 • [GuyC@GlenLakeCarons.com](mailto:GuyC@GlenLakeCarons.com)

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## **1 – Introduction**

This proposal is submitted to the Goffstown Board of Selectmen for consideration as an alternative to current policies, guidelines and procedures being implemented at the Glen Lake Waterfront Park, exclusive of the Glen Lake Beach Ordinance, Rev. 05-Apr-2002.

## **2 – Background**

The Glen Lake Waterfront project was the result of a sizeable volunteer effort, funded by numerous grants and donations from private, corporate and state sources. Prior to this effort, the beach area was used sparingly in comparison to today, as there were no picnic areas defined, no lavatory facilities and the boat launch was nothing more than a muddy grade to the lake.

Since its revitalization began in 2001, the Glen Lake Waterfront has seen a substantial increase in visitors to its beach and picnic areas. The inclusions to the area of picnic tables, trash receptacles and portable lavatory facilities have all enhanced the usability of the site. In addition, boating traffic on the lake has seen a significant increase for both recreational and fishing use, facilitated by the installation of a concrete boat ramp, creation of a trailered-vehicle parking area and an increase of overall water quality in recent years.

### 3 – Purpose

The purpose of this proposal is to address numerous issues that have accompanied, and in some cases are direct results of, the 2001 upgrade to the Glen Lake Waterfront.

The original intent of the revitalization was to provide Goffstown residents with a recreational area for swimming, fishing, boating and picnicking, as well as beautifying and preserving one of Goffstown's natural resources. To this end, the revitalization of the Glen Lake Waterfront has succeeded beyond expectations.

However, this success has brought with it numerous problems, most of which were unforeseen as the revitalization went forward. Such issues as littering, alcohol use, parking violations, use by non-residents, increased boat traffic and other violations of the Glen Lake Beach Ordinance have created an atmosphere at the waterfront that is no longer conducive to use by residents.

These issues not only are in direct opposition to the original intent of the revitalization, but have proven to be costly to the Town, and have created safety issues not only to neighboring residents, but to visitors of the site as well.

		PROBLEMS				
		Increased costs	Public Safety	Parking Availability	Cleanliness	Water Quality
ISSUES:						
	Littering:	●	●		●	●
	Alcohol use:	●	●		●	
	Glass:	●	●		●	
	Non-Resident use - Beach:	●		●		
	Non-Resident use - Boating:		●	●		●
	Unauthorized parking:			●		
	Swimming / Pollution:				●	●

Figure 1: Issues / Problems Caused Matrix

#### 3.1 – Littering

Littering is one of the biggest problems at the Waterfront. This creates an unsanitary and dangerous environment for visitors, as disposable diapers, broken glass and other debris can be found not only on the Waterfront grounds, but in the water as well. Littering is specifically prohibited by the Glen Lake Beach Ordinance, but is nearly always ignored by visitors to the site.





The photos above were taken during the early afternoon of Wednesday, July 29, 2009.

As can be clearly seen in the photos above, glass bottles, cans, cigarettes, disposal diapers and other debris litter the Waterfront on a daily. This not only poses a health hazard, but also increases clean-up costs to the Town.

Such debris and littering is a common occurrence at the Waterfront, and is not restricted to weekend use of the area, to wit, the photos above were taken on a July weekday afternoon.



### 3.2 – Alcohol Use

Although alcohol is also prohibited by the Glen Lake Beach Ordinance, its use there is common.



Not only is alcohol use prohibited by ordinance, its use at the Waterfront presents numerous problems, including use by visiting boaters. The Marine Patrol Division of the New Hampshire Department of Safety has reported to the author of this proposal a significant increase over the last four to five years in calls for service directly related to unsafe operation of watercraft on Glen Lake.

In addition to the hazards created by empty cans and broken bottles, there is further risk to residents by those who leave the Waterfront after consumption of alcohol and drive on our Town's roads.

Alcohol use at the Waterfront also increases costs of enforcement of not only the non-alcohol provision of the Glen Lake Ordinance, but of ensuring the safety of local motorists and boaters on Glen Lake as well.

### **3.3 – Glass Use**

Use of glass containers at the Waterfront is a common occurrence. As can be seen in the preceding photos, this is not limited to alcohol consumption, but includes many other violations involving use of glass containers.

The author of this proposal uncovered many instances of broken glass along the Waterfront shoreline, including areas below the surface of the water. The health and safety ramifications of these conditions are clear.

### **3.4 – Non-Resident Usage: Beach**

According to conversations with numerous members of the Goffstown Police Department, use of the Glen Lake Waterfront is estimated to be comprised of approximately 90%-95% non-residents. This creates an environment whereby residents encounter difficulty in securing parking spaces, privacy for picnicking and boat launch “windows”. Further, it is not unreasonable to conclude that non-residents have less incentive to maintain the cleanliness of the Waterfront, or adhere to local ordinances.

It is also incumbent upon the Town to protect the financial interests of the taxpayers. Under current conditions, Goffstown residents are essentially financing a recreation area for use by non-residents, thereby not only incurring undue costs for clean-up, maintenance and law enforcement, but also creating a situation which prevents use by the very residents who are financially supporting the Waterfront and for whom use of the Waterfront was originally intended.

### **3.5 – Non-Resident Usage: Boating**

As part of the Waterfront revitalization, a concrete boat ramp was installed to facilitate the launch and recovery of boats and personal watercraft. This necessarily increases traffic on Glen Lake which, on many occasions, has created safety issues and near-collisions by watercraft operated by non-residents who are unfamiliar with boating laws and standard navigation practices on the lake.

Also, as mentioned previously, the Marine Patrol Division of the New Hampshire Department of Safety has reported to the author of this proposal a significant increase over the last four to five years in calls for service directly related to unsafe operation of watercraft on Glen Lake. This

safety hazard has been associated with alcohol use not only onboard boats, but by visitors to the Waterfront prior to operating their watercraft.



The condition of signs at the Waterfront indicates a clear disrespect for Goffstown's public facility.

### **3.6 – Parking Issues**

#### **3.6.1 – Prohibited Parking**

The Glen Lake Waterfront project included creation of 18 parking spaces along the south side of Elm Street (including two handicapped spaces) and a parking area across the street for seven vehicles with trailers in tow.

These parking areas were, under use restricted to residents, expected to be more than adequate to accommodate the volume of residents visiting the Waterfront. But with current unrestricted use, non-residents have been parking at the Glen Lake School and along areas of Elm Street west of the Waterfront, on Upton Lane and Glenwood Drive, where parking is prohibited in some sections. Some visitors to the Waterfront have parked in residents' driveways along those streets, locked their cars and walked away.

This issue creates safety concerns for children crossing one of Goffstown's busiest streets, as well as increased costs for law enforcement and inconveniences for local residents.





16 standard and 2 handicapped parking spaces along the Glen Lake Waterfront, and 7 trailered-vehicle spaces on the North side of Elm Street.

### **3.6.2 – Use of Multiple Parking Spaces**

Some visitors trailer large pontoon boats to the lake. Since the spaces reserved for vehicles with trailers on the North side of Elm Street cannot accommodate these vehicles, visitors with pontoon boats park in the spaces along the south side of Elm Street, taking up as many as four parking spaces along the Waterfront. And in some instances, these are all handicapped spaces.

### **3.6.3 – The Waterfront as a Parking Lot**

On many occasions, groups of cyclists gather and meet at the Waterfront to embark on daylong bicycle rides. During their treks, these cyclists leave their cars parked along Elm Street all day, further tying up parking spaces intended for residents wishing to make use of the Waterfront.

## **3.7 – Swimming / Pollution**

In the summer of 2006, the Glen Lake Waterfront was, for the first time in years, closed to swimming due to high levels of E. coli. Local residents who visit the Waterfront are

unfortunately all too familiar with the trash and debris that is frequently left not only on the grounds, but also in the water. This debris has often included disposal diapers (inclusive of adult diapers), remnant food, hazardous waste such as oil and paint cans, broken glass and other pollutants.

As mentioned earlier, it is not unreasonable to conclude that non-residents have less incentive to maintain the cleanliness of the Waterfront or adherence to local ordinances than do Town residents for whom use of the Waterfront was originally intended.

## 4 – Technical Proposal

The author of this proposal respectfully submits the following proposal for addressing and correcting the aforementioned issues at the Glen Lake Waterfront.

- **A) Open 28 primary parking spaces at Glen Lake School to public use during non-school session periods.** Glen Lake School has 28 primary parking spaces and two handicapped spaces, exclusive of 17 secondary spaces on the southern side perimeter of the property (see Exhibit A). Use of the 28 primary spaces would:
  - Absorb overflow parking conditions at the Glen Lake Waterfront;
  - Provide ample room for vehicles towing large trailers such as those for pontoon boats.



28 primary front-lot parking spaces at Glen Lake School (plus 2 handicapped spaces) and 17 secondary parking spaces.

- **B) Paint crosswalk on Elm Street and install crossing signs between Glen Lake School and the Waterfront.** Such a crosswalk and accompanying pedestrian crossing signs would:
  - Provide increased pedestrian safety with a clearly-defined area for traversing Elm Street when walking between Glen Lake School parking lot and the Waterfront;
  - Provide warning to motorists of pedestrian crossings.
- **C) Reduce speed limit on Elm Street to 20 mph between Upton Lane and the western end of Big Jane's Lane.**
  - Reduces danger to pedestrians using the crosswalk between Glen Lake School parking lot and the Waterfront;
  - Reduces danger of traffic accidents involving boaters entering and leaving the boat launch area. This danger already exists due to the blind curve just east of the entry to the boat launch ramp. Westbound drivers – and exiting boaters – are currently afforded little reaction time due to the existing 35 mph speed limit.
- **D) Fence off western line of Glen Lake Waterfront property.** This property line borders a private residence. On numerous occasions, visitors to the Waterfront traverse this private residence to reach the park. This is especially true at night during hours after curfew. This unobstructed access to the Waterfront has also been used as a quick and unobstructed exit, as on many occasions, underage visitors have been seen entering and leaving the Waterfront this way with alcoholic beverages. This is especially the case when local police are visiting the park.
- **E) Install 2 Self-Pay Parking Kiosks for Non-Residents.** One self-pay parking kiosk would be installed at the Waterfront, with a second unit installed at the Glen Lake School parking lot. Local residents would be exempt from any parking fees by displaying Transfer Station vehicle stickers. Non-resident workers at Glen Lake School would display town-issued permit stickers or park in the secondary spaces. Self-Pay Parking kiosks offer the following advantages:
  - Provides a source of income to help defer the costs of law enforcement efforts, park cleanup and maintenance
  - Provides additional parking – and Waterfront access – for residents;
  - No lot attendants required.





The institution of paid parking is not necessarily intended to prevent use by non-residents. Rather, it is intended to associate costs to non-residents for use of Goffstown's recreational facilities at Glen Lake.

- **F) Increase Fines for Parking Violations.** Substantial increases in the current parking fines would help deter parking violations at the Waterfront area, and produce an increase in revenue.

## **5 – Implementation**

### **5.1 – Residents**

Residents would be exempt from any and all parking fees by displaying a Transfer Station sticker on the windshield, or current auto registration on the vehicle dashboard.

### **5.2 – Non-Residents**

Non-residents would be required to pay a daily parking fee. This fee would permit parking in designated spaces at the Waterfront and at Glen Lake School from the time of purchase until 10:00 PM of the date of purchase. This a fee would not be based on time of purchase, but rather would be set at a flat rate. Across the country, such daily parking fees can range from \$5.00 to as much as \$20.00, depending on the facility and usage. A suggested daily rate for the Waterfront would be \$10.00.

It is recommended that the parking kiosks accept cash-only payment (see section 6 for explanation). Exact change would be required, as these kiosks would not provide change. Once payment is made, the kiosks print receipts indicating the amount of payment, date and time of purchase, and a date and time of expiration. The non-resident would then display this receipt on the vehicle dashboard.

## **6 – Costs / ROI**

### **6.1 – Kiosks Type and Options**

At the time of this writing, specifics on the costs for parking kiosks based on available options had yet to be secured. However, research has indicated that prices range from \$500 to \$5,000 depending upon desired options. Such options are:

- Cash payment only
- Credit card payment only
- Cash and credit card payment

This proposal recommends installation of cash-payment-only parking kiosks at the Waterfront and at the Glen Lake School. This would eliminate the need for network installation for credit card verifications, thereby lowering the initial cost. A further reduction would be realized by purchasing the simplest of available units, inclusive of exact-change kiosks.

## **6.2 – Potential Revenue, Cost Offsets and ROI**

While estimating the length of time that will be needed to offset the initial investment in the aforementioned kiosks, the potential for revenue generation is clear. Although highly unlikely, a best-case scenario would have all 45 parking spaces occupied by non-residents. Assuming a daily fee of \$10.00, this would generate revenue of \$450.00 for that day. In addition, many spaces can be, and most likely will be, “rented” more than once during any given day. There is also revenue generated by issued parking tickets to be considered.

Once the initial investment in kiosks is recovered, the continued revenue stream generated by both parking fees and parking violations can greatly offset future maintenance and clean-up costs.

## **7 – Enforcement**

The Goffstown Police Department currently enforces the existing Glen Lake Beach ordinance. Initially, this enforcement may need to be increased. However, beyond enforcement the ordinance, enforcement of the proposed Waterfront parking plan might be carried out by Goffstown’s current police volunteers, or designated parking enforcement officials.

## **8 – Conclusion**

It is important to remember that the intent of this proposal is not necessarily revenue generation, nor is it restriction of the Waterfront at Glen Lake to use by residents only. Rather, the intent is to:

- Promote, and better facilitate, usage by Goffstown’s residents;
- Promote safety and cleanliness at the Waterfront;
- Provide a new revenue stream for Goffstown to assist in offsetting, as well as reducing, costs currently associated with clean-up and maintenance of the Waterfront area;
- Help eliminate “undesirables” at the Waterfront;
- Reduce violations of the current Glen Lake Beach ordinance;
- Associate costs to non-residents for use of Goffstown’s recreational facilities at Glen Lake.