

TOWN OF GOSHEN  
PLANNING BOARD  
FINAL MINUTES  
MAY 25, 2010

MEMBERS PRESENT: Chairman Allen Howe, Vice Chairman John Wirkkala, Rich Moen, and Sue Peacock, Secretary.

OTHERS PRESENT: Mike McCrory, UVLSRPC

AGENDA ITEM # 1: Master Plan and zoning ordinances, Mike McCrory UVLSRPC

Mr. McCrory went over the email that he had sent out to members. He looked at the lot size ordinance adopted by other towns that have adopted that ordinance. He wanted the Board to clarify the districts that are to be used are residential and agriculture. There is a 12 acre open space minimum in the other towns that use this ordinance. He asked for consistency that it should be kept to that minimum. Mr. Wirkkala stated that it also could be applied to a lesser amount of acreage, such as some kind of minor subdivision. Mr. McCrory brought up an example with land that is developable or useable, and if there is enough land to meet all the requirements. The physical geography of the features on the lot would define the circumstance. Mr. McCrory stated that this ordinance for the smaller subdivisions would be a good tool to use. The Board discussed pros and cons and decided the draft ordinance should apply to major subdivisions. All of the Board members agreed that the 12 acre minimum is a good choice for this ordinance, which would be 12 acres of developable land.

Mr. McCrory stated that he is working on an example for the density bonus option to present to the Board. Mr. McCrory stated that for Acworth and Charlestown calls for some of the acreage to be set aside with a density bonus. Mr. Howe asked how that would work for the lot size averaging. Mr. McCrory stated that is something he has not considered. Mr. Howe stated that he would prefer the bonus to be based on a concrete number of acreage.

Mr. McCrory stated that he thought the Planning Board should put a clause somewhere in these ordinances that simply states "at the discretion of the Planning Board". Mr. Howe stated that he thought the main purpose of these ordinances should be to preserve land, and not crowd houses together. Thus he proposed that the Board should not relax setback standards in this proposal to allow the land to preserve the rural character. Mr. Howe distributed copies of some scenarios of frontage and setback issues. Mr. Howe depicted several examples with different size lots and different amounts of frontage. Mr. McCrory suggested that a minimum building width be stated so that the Planning Board could have the say in the final approval. Mr. McCrory stated that in the draft ordinance he could provide some parenthetical examples with different amounts of the frontage that would be allowed.

Mr. McCrory talked about the conservation easement deed issue, and Mr. Howe said what he would prefer would be a set phrase written by the Attorney and Mr. McCrory that described restrictions. Mr. McCrory stated that there could be an allowance written in the ordinance. Mr. Howe stated that there should be restrictions with each lot recorded on the deed. Mr. McCrory said he will take all this information into consideration and write up a draft.

.AGENDA ITEM # 2 Subdivision Regulations:

Mr. Howe stated that he is still working on scanning the regulations with the OCR reader.

AGENDA ITEM # 3: MINUTES:

The minutes of May 4<sup>th</sup> will be corrected at the next meeting.

AGENDA ITEM # 4: OTHER BUSINESS:

The land discussed at Rand Pond Road has been classified as a road to public waters.

The Select Board from Rumney sent a letter to the Goshen Select Board regarding the plans for the windmills in Groton and the power lines. According to this letter, the only access road from the windmills in Groton is through Rumney. The Goshen Select Board asked Mr. Howe to respond to the Rumney Select Board, which he did.

Mr. Moen stated that there was a camp on Mountain Road which is also for sale. There was a question about seasonal camps, and if there is a building permit in place. Mr. Moen wondered if this matter was also brought up at an earlier meeting. This matter will be brought up with the Select Board.

Mr. Moen made a motion to adjourn the meeting, Mr. Wirkkala seconded, and all were in favor. The meeting was adjourned at 9:00 P.M.

SUBMITTED BY:

Sue Peacock

Planning Board Secretary