

TOWN OF GOSHEN
PLANNING BOARD
FINAL MINUTES
MAY 4, 2010

MEMBERS PRESENT: Chairman Allen Howe, Vice Chairman John Wirkkala, Rich Moen, Jonathan Purick, Alternate Member Bob Bell, Select Board Representative Ed Andersen, Sr., and Sue Peacock, Secretary.

OTHERS PRESENT: Mike McCrory, UVLSRPC.

AGENDA ITEM # 1: Master Plan Update, Zoning Ordinances, Mike McCrory, UVLSRPC:

Mr. McCrory stated that he is able to allocate 18 hours for zoning ordinances, lot size averaging and density transfer credits. He stated that he can design a service for the Planning Board through the internet, along with an online survey. Mr. McCrory described lot size averaging, which provides the standards for a cluster subdivision, and undeveloped land for the future. Mr. McCrory stated that it is also necessary to set the size for the amount of acreage eligible for such a subdivision. Mr. Howe stated that the Town of Goshen does also have an Open Space ordinance, which has to have 12 acres of developable land. Mr. Howe stated that he thought that it would be beneficial to give the developer a choice on how they wanted to divide the land. Mr. Howe shared his thoughts regarding the frontage and the minimum lot size, which he thought that a one acre lot would be the minimum. The average size lot would be 3 acres under lot size averaging. Mr. Howe stated that he thought an expert should come forward with the subdivision; an expert should identify all the developable parts.

Mr. Wirkkala would like this ordinance to compliment the Open Space ordinance, and for this to be beneficial to the Town. Mr. Wirkkala wondered if Mr. McCrory could let us know the standards for Acworth and Charlestown for some kind of comparison.

Mr. McCrory then went on to talk about density transfer credits. Mr. McCrory stated that he thought that the density transfer credits could be good for an area such as Goshen, and to promote core village development and at the same time preserve the areas of conservation from development. Mr. McCrory had a concern on how this ordinance could be managed, and how this would be balanced. Mr. McCrory will look into different aspects for this ordinance. The Board agreed that with the time available, we should focus on a lot size averaging proposal.

The discussion switched briefly to the Goshen Master Plan update. Mr. McCrory wanted to make the Board aware that the UVLSRPC has just gone into a contract to help towns with energy efficiency.

Mr. Howe wondered if work force housing could be worked into the Master Plan, Mr. McCrory stated that is being looked at through New Hampshire Housing.

Mr. McCrory will look into all of these items above on lot size averaging and will plan on attending the next meeting on May 25th with all the information. This contract is effective until the end of June.

AGENDA ITEM # 2: Town Beach Area:

Mr. Howe sent an email to Mr. Bob Spoerl, State of NH Division of Lands, regarding the land on Rand Pond Road. Mr. Spoerl stated that the first thing needed to do is to find the deed. Bea Jillette is researching the matter and corresponding with Mr. Spoerl.

AGENDA ITEM # 3: Subdivision Regulations (OCR)

Mr. Howe stated that he has started to convert the regulations with OCR. Mr. Howe distributed some copies to the members for them to read over.

AGENDA ITEM # 4: Minutes (4/27):

The minutes of 4-27 were reviewed and corrections were made. Mr. Moen made a motion to accept the minutes with the corrections, Mr. Wirkkala seconded, and all were in favor.

AGENDA ITEM # 5: OTHER BUSINESS:

No other business was discussed.

Mr. Moen made a motion to adjourn the meeting, Mr. Wirkkala seconded. All were in favor to adjourn at approximately 9:00 P.M.

SUBMITTED BY:

Sue Peacock, Planning Board Secretary