

TOWN OF GOSHEN
PLANNING BOARD
FINAL MINUTES
JUNE 30, 2009

MEMBERS PRESENT: Chairman Allen Howe, Rich Moen, John Wirkkala, Jonathan Purick, Select Board Representative Jim Carrick, and Sue Peacock secretary.

Others: Peter Dzewaltowski, Mary Wirkkala, and Jack Warburton.

Agenda # 1: Master plan discussion

The Board members discussed with Peter Dzewaltowski the summary the Master Plan Survey responses. There were 122 responses out of 650 mailed for an 18 percent response rate.

Mr. Dzewaltowski stated that he didn't think that the results of the survey as a whole are a paradigm change for Goshen as a community. Mr. Dzewaltowski said that he didn't think that the town of Goshen ought to rethink the fundamental principles on which Goshen bases the vision and the regulatory structure, and the management of growth within the community. Overall, what came out of the survey really hasn't changed direction. Mr. Dzewaltowski stated that the responses to the survey were interesting, and people for the most part took a lot of time filling out the survey. Mr. Dzewaltowski stated that he calculated the responses to the particular questions. The number in brackets is the percentage of people who have selected that particular selection within the question. Mr. Dzewaltowski said that there was a redesign of the village area within one of the answered surveys, and stated that within the final package he will include that sketch that the person had drawn.

Mr. Dzewaltowski said that there were a lot of perceptions that were consistent regarding some town services and that the services were good, but that those answering did not want to pay any more money for those services.

Mr. Dzewaltowski then went over the main points of the survey, and that there was a real continued interest by the community that the Town continue to manage growth, and there was information provided that states how the Town would go about managing that growth which is helpful. Mr. Dzewaltowski stated that it was clear that it was important to the respondents that the Town restricts intensive types of commercial development. However, a balance of different types of non-residential uses within some type of an expanded area within the community is desired by many of those responding. The examples Mr. Dzewaltowski gave were arts and crafts, eating establishments, offices, and types of low-impact uses. The next step in the process is to begin to synthesize and come up with some strategies on what the community may be able to achieve as a community. Also, it was clear that considering the tax impacts and the impacts on services as it relates to growth was important to the community. Mr. Dzewaltowski said that also important was preserving land and that land is used for when it is preserved. The two important elements were open space and recreation that the community wanted to see in terms of open space. In response to another question there was interest in hiking trails and bike paths that the community would also like to see more of. Mr. Dzewaltowski stated that there were significant responses in favor of protecting wetlands, hilltops, and scenic views. Those types of features were important to the respondents as a means to maintain what is special in the Town of Goshen.

TOWN OF GOSHEN
PLANNING BOARD
FINAL MINUTES
JUNE 30, 2009

Mr. Dzewaltowski said that there were interesting responses relating to housing and growth and where respondent's growth wanted to occur. There were 36% of people who wanted to see gravel excavation maintained where it currently is located, which is significant, but not an overwhelming response. The majority in terms of expanding commercial uses within the community wanted to see them expanded within or along Route 10, but not necessarily close to or adjacent to the village.

Mr. Dzewaltowski wanted to mention that as we move forward and look at these results to assess, and develop policy, it is important that the Planning Board consider these different results. That does not make it the right policy decision, but it makes good information for the Planning Board to consider in how it may or may not expand opportunities for that type of growth within the community.

Mr. Dzewaltowski said there was also a good response, 16% of people wanted to expand the village area as well. There was also an overwhelming response that there really is no other place that the community is looking towards expanding commercial uses. Although there was a fair amount of support for a tourist related district that related to Mount Sunapee.

Mr. Howe asked about question number 9E and was more complex, and also question 14L, and that there is a disparity in the percentages between the two questions. Mr. Howe wondered if there was some confusion in the nature of the two questions.

Mr. Dzewaltowski noted that in question 7 regarding housing, there are some things that make it hard to interpret what the citizens would like to see. One of the points of interest is that mobile home parks or manufactured homes are not desired in the community. The idea of manufactured homes on individual lots was somewhat more palatable. Mr. Dzewaltowski stated that the Town of Goshen needs to provide for affordable housing. He also went over many points that cover the ins and outs of affordable housing.

Mr. Dzewaltowski announced that there was a winner from Rand Pond Road that won for transfer station punch card. This individual expressed a desire to remain anonymous.

Mr. Dzewaltowski will correct a few minor typographical errors, along with the summarization of the age groups and provide an updated summary. The summary will be available to the public via the Town Office, Library, and posted on the Town web site. Copies will be available for pick-up on Old Home Day.

The Board reviewed the draft Master Plan Vision and Goals statement and made changes that Mr. Dzewaltowski will incorporate.

The Board reviewed the remaining Master Plan Tasks that will include: Housing, Demographic, Income Data, and Report; Issues and Policy Analysis; Implementation Strategies; and a Future Land Use Plan Map. Mr. Dzewaltowski will provide the Board with an updated cost estimate for these tasks. The goal is to complete the Master Plan this year.

TOWN OF GOSHEN
PLANNING BOARD
FINAL MINUTES
JUNE 30, 2009

Agenda # 2 gravel excavation:

Mr. Howe distributed an additional noise study report that he had received from Mr. Carroll pertinent to the requested Special Exception for gravel excavation at the Anderson site. The Board did not discuss the report.

Mr. Howe reported on his visit to the Davis site with Mr. Carroll to review the plan for reclaiming the area at the Unity-Goshen Town line. The description of work was the same as had been previously described to the Board. Mr. Carroll expected to complete reclamation by the end of the year.

Mr. Howe distributed a letter from Mike and Patty McGill regarding their thoughts about gravel excavation in Goshen. The Board did not discuss the letter.

Mr. Howe described what transpired at the June 16th ZBA meeting relative to the requested Special Exception for gravel excavation at the Anderson site. Essentially Mr. Carroll requested, as is his right, a full five member ZBA now that Hannah Lockwood had resigned. The Select Board can assign a ZBA member, but did not learn of Mr. Carroll's request for a full ZBA board until hours before the June 16th ZBA meeting. The Select Board could not hold an emergency meeting to deal with this issue because they must provide 24 hour notice. Based on legal advice provided by Town's attorney Bernie Waugh, the ZBA continued the hearing until July 21.

Mr. Carrick explained that technically a Planning Board member could sit on the ZBA. Mr. Howe is one person being considered as a possible fifth member for the ZBA.

The Select Board plans to make a decision on July 13. Mr. Carrick stated that it is important to appoint someone who is familiar with all the information that has been presented relative to this request, rather than having someone come in who is not familiar and would need to rehear all the information.

Mr. Howe explained he has received a copy of a DES Alteration of Terrain Permit for the Anderson site. The DES permit covers a larger area than is included in the application for a Goshen Gravel Excavation Permit.

Agenda # 3 UVLSRPC Commissioners:

Mr. Carrick had provided Mr. Howe with a letter from Melanie Bell in which she resigned as Goshen's Commissioner to the UVLSRPC Goshen. The Town can have two representatives. The Planning Board nominates and the Select Board assigns Commissioners. Anyone who wishes to serve or knows of someone wishing to serve should submit their names.

Agenda #4 NEHSA

Mr. Howe has received a copy of a DES Alteration of Terrain permit for the NEHSA project. The permit includes 10 conditions, including a "monitor" to oversee the project throughout construction.

TOWN OF GOSHEN
PLANNING BOARD
FINAL MINUTES
JUNE 30, 2009

Agenda #5 Tippicanoe Campground

Mr. Howe received a copy of a DES Alteration of Terrain Permit issued to Tippicanoe Campground. The permit was an amendment to provide a 5-year time extension for Phase II of the project and change the party involved to Deborah Fife of Kingston, NH.

Agenda #6 Mountain Reach

Since the Board has not signed final mylars for the project, Mr. Howe wondered if there was any reason to contact Mr. Loehr about the plats. After consultation with Town Attorney Waugh, Mr. Howe concluded that the approved development remains adequately protected against changes in ordinances and time limitations, and that it was not necessary to contact Mr. Loehr.

Agenda #6 Filing of Subdivision Plats

Mr. Howe reviewed the Town's subdivision regulations and determined that the applicant is responsible for filing final subdivision plats with the Registry of Deeds (see pgs 35, 36). This has been the Board's practice, but Mr. Howe wanted to clarify that this is what the regulations stipulate.

Agenda #8 Newton Park status

The question of Newton Park ownership came up when Mr. Scranton recently contacted Mr. Howe to inform him that there would be some prisoner labor available for cleanup work and suggested Newton Park might be one location that required work.

The cleanup work proceeded with permission of the Select Board Chair, but Mr. Howe attempted to determine ownership of the parcel. He could not find and records in the on-line Registry of Deeds documents that clarified ownership. These documents only go back to 1965. Mr. Carrick believes that the town owns the Grange Hall and made suggestions to Mr. Howe as to how to research the title. He also suggested checking at the Town Office because he believes there could be a Sunapee Mountain Grange file.

Agenda #9 Howard Caron subdivision plat

Mr. Caron did register the subdivision and provided the Town with a paper copy of the plat.

Agenda #10 Draft minutes 5-26-2009

Minutes were reviewed and minor edits were made. Mr. Moen made a motion to accept the revised minutes, Mr. Carrick seconded the motion, and all were in favor.

Mr. Moen made a motion to adjourn the meeting, Mr. Purick seconded the motion, and all were in favor. The meeting adjourned at approximately 9:45 pm

Submitted by

Sue Peacock

Planning Board Secretary