

Town of Goshen
Planning Board
Final Minutes May 26, 2009

Members Present: Chairman and acting Secretary Allen Howe, Vice-Chairman John Wirkkala, Rich Moen, Selectboard representative Jim Carrick.

Others Present: Howard Caron and Patricia Caron.

Item 1. Non-recorded 2005 Subdivision. Mr. Caron had contacted Mr. Wirkkala earlier in the week concerning a 2005 subdivision of property on Brook Road (Map 410 Lot 2) owned by Gordon Bartlett. Mr. Caron owns a parcel that had been created by the above subdivision. The problem Mr. Caron reported to Mr. Wirkkala was that the final plat for the approved subdivision had never been recorded with the Sullivan County Registry of Deeds.

Mr. Wirkkala was able to locate draft minutes (attached) of the September 27, 2005 Planning Board meeting at which the subdivision was approved. An original signed mylar for this approved subdivision was also located in the Goshen Town Office.

Mr. Howe contacted Attorney Waugh to determine if there was any legal requirement for the Town to maintain an original signed mylar. If not, the signed mylar in the Town's possession could be used by Mr. Caron to properly register the subdivision and he could provide the Town with a paper copy of the final plat for our records.

Attorney Waugh stated via email that *"There is no time limit for the recording of plats, hence there is no legal reason why the original cannot be recorded now, without further action by the Board...My recommendation is that the Board should briefly examine the issue of whether there would, today, be any reason to revoke (e.g. changes in regulations), but if there are no such reasons, then the original should be recorded, with a copy of some kind kept on file with the Town."*

The board followed Attorney Waugh's recommendation and examined the subdivision mylar. Board members saw no problems with the subdivision. A motion was made by Mr. Wirkkala and seconded by Mr. Moen that the board find there is no reason to revoke the subdivision in question that was approved by a previous Goshen Planning Board September 27, 2005. All members present voted in the affirmative on the motion. Mr. Caron was given the original signed mylar for recording with the Registry of Deeds; he will return a paper copy to the Town for filing.

Board members briefly discussed responsibility for recording of final plats. Subdivision regulations should be examined to determine if they state this will be completed by the Town. State RSAs state that such documents will be recorded, but not by whom. Recording by the applicant keeps costs lower because the Town would not need to recover mileage costs and staff costs associated with recording. In addition, recording by the applicant would probably be timelier. If the board continues its practice of the applicant being responsible for the recording, we should be certain to clearly state this when a subdivision mylar is approved and signed.

Item 2. Master Plan Update. Peter Dzewaltowski emailed Mr. Howe on May 15 that a total of 131 surveys had been returned out of 639 mailed. Some mailed surveys were undeliverable. Mr. Dzewaltowski expected data entry would be completed by May 16 and a raw data summary would be provided to the board shortly thereafter. He planned to have a draft vision statement to the board prior to our June 2 meeting. He would like to reserve the board's June 30 meeting for a discussion of remaining project components. Mr. Howe has informed Mr. Dzewaltowski that June 30 has been reserved for Master Plan discussion. Mr. Howe handed out a draft of remaining Master Plan tasks (attached) that he had prepared. These tasks and descriptions had been developed early-on in the project and will require some refinement on June 30.

Item 3. Finalize Minutes. The board approved the 5-5-2009 draft minutes with modification. Mr. Wirkkala made a motion to accept the minutes, as modified. Mr. Moen seconded the motion and all were in favor.

Item 4. Other Business. Mr. Howe distributed the Errata sheet for the spiral bound the Zoning Ordinance documents distributed to board members earlier. The Errata sheet has also been included in the approximately half-dozen bound copies in the Town Office. The corrected document is available as a PDF on the Town web site for download and has been emailed to Attorney Waugh and Mr. Dzewaltowski.

Board Secretary Sue Peacock is on excused absence through June.

Mr. Moen made a motion to adjourn the meeting, Mr. Wirkkala seconded, and all were in favor to adjourn at approximately 8:00 P.M.

**TOWN OF GOSHEN
PLANNING BOARD
DRAFT MEETING MINUTES
SEPTEMBER 27, 2005**

Members Present: Judy Filkins, Richard Bennett, John Scranton, Rich Moen, Selectmen's Representative Jim Carrick and Ingrid Locher, Secretary.

Others Present: Howard and Priscilla Caron, Abutters Ernie Dennis, Paul and Jean Bennett.

The Planning Board Meeting was called to order by Acting Chairman Judy Filkins at 7:05 pm.

Agenda Item 1: Gordon Bartlett Subdivision

Howard Caron, representative for Gordon Bartlett presented the revised plats of the Gordon Bartlett property on Brook Rd. (Map 410 Lot 2) to the Planning Board. The Planning Board, Mr. Caron and the abutters reviewed the plat. Rich Moen noted that everything the Planning Board asked to have presented on the final plat was met. The proposed well, septic and house site were now designated on the plat.

Acting Chairman Judy Filkins asked if anyone had any questions about the subdivision. Jean Bennett asked if Mr. Caron planned to build a house on the property and he said yes.

Selectman Jim Carrick asked Mr. Caron why Mr. Bartlett was not present and Mr. Caron said he was working making money.

John Scranton expressed his displeasure with the lack of a mylar from the surveyor. He discussed the inconvenience and that the subdivision would not be final without it. Mr. Caron said he would get it from the surveyor tomorrow and bring it to the town office.

Rich Moen made a motion to approve the subdivision with contingency of receiving the mylar. Richard Bennett seconded the motion. All were in favor.

Agenda Item 2: Schedule Excavation Site Visits

The Planning Board scheduled the following two excavation inspections on October 15, 2005.

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| 1. Gary Caron | 134 Washington Road | 9:00 am |
| 2. Guildhall/Davis | Leer Hill | 10:00 am |

Agenda Item 3: OEP Training

Information and Registration forms for the fall OEP Planning and Zoning Conference on November 5, 2005 were distributed to Planning Board members.

The Planning Board discussed canceling the October 4, 2005 regular meeting. Rich Moen made a motion to cancel the October 4th meeting. Richard Bennett seconded the motion. All were in favor.

Richard Bennett made a motion to adjourn the meeting. Rich Moen seconded the motion. All were in favor. The meeting adjourned at 7:55 pm.

Respectfully submitted,
Ingrid Locher
Planning Board Secretary

Draft – Remaining Master Plan Tasks – May 23, 2009

Housing, Demographic, Income Data, and Report

UVLRPC staff will collect and analyze pertinent population and income data (local and regional) particularly with regard to trends to properly understand the amount and type of growth that has occurred historically in the Town of Goshen and, using Office of Energy and Planning population projections, what the town can expect over the next 5 to 10 years.

UVLSRPC staff will also collect and analyze available pertinent housing data to determine the current and potential trends in the local and regional housing markets. UVLSRPC staff will inventory and analyze relevant community facilities, including current capacity, gaps and deficiencies and planned expansions, in light of the future land use and growth of the town that will impact these facilities. UVLSRPC staff will prepare a descriptive overview of Goshen's roadway and transportation system, and generally identify areas where major improvements may be warranted in support of the town's projected population growth.

Information from the above will be supplemented, as necessary, with most recent available data. Key individuals from local organizations and town staff will be contacted to supplement information needs. The results will be presented in a final report in tabular and/or graphical format.

Issues and Policy Analysis

Using public forum and survey results and mapping results, UVLSRPC staff will identify growth and development issues, complete an assessment, and provide a description of each issue for Planning Board discussion.

Implementation Strategies

UVLSRPC staff will work with the Planning Board to develop a detailed implementation strategy that sets out the step-by-step actions and activities necessary to translate the policies and community vision for Goshen into actual land use programs. This strategy will identify specific actions, establish a time frame for each action, and identify the individual or group responsible for the action.

Future Land Use Plan Map

Based on the results of the inventory and analysis, the capacity of Goshen's infrastructure and services to accommodate additional growth as well as the Town's vision, UVLSRPC staff will prepare a Future Land Use Plan Map. This map will identify areas in the town suited for particular types of uses in the future—residential, commercial, agricultural, forestry, mixed use, etc.