

TOWN OF GOSHEN  
PLANNING BOARD  
FINAL MINUTES  
SEPTEMBER 29, 2009

MEMBERS PRESENT: Chairman Allen Howe, Vice Chairman John Wirkkala, Rich Moen, Select Board Representative Jim Carrick, and Sue Peacock, Secretary

OTHERS PRESENT: Shaun Carroll, Jr., Carroll Concrete, Clark Walmsley, Selectman, Jack Warburton, Building Inspector, Ed Andersen, Sr., Select Board Representative, Deb Fife and Bruce Nadeau, Tippecanoe Campground.

AGENDA ITEM # 1: Tippecanoe Campground

Mr. Howe stated that awhile ago there was a request for building permit, but there was also a necessity for a possible site plan review,

Mr. Nadeau stated the roof caved in 2 winters ago, so he took the roof off. The building was built in 1962, so he told Mr. Warburton that he would also have to take part of walls down, and he built new walls and also reframed the building on the same foundation. Mr. Nadeau then asked Mr. Warburton if a building permit was needed, then was told that a site plan review was needed. Mr. Nadeau then went to an engineer, Randy Bragdon. Mr. Nadeau then distributed Mr. Bragdon's sketch of the building area layout to members of the Board.

Mr. Howe asked how building was used before taking it down. Mr. Nadeau stated it was used as an office and a year round residence. Mr. Nadeau also said it was basically a one apartment with a store and there was no change in use. Mr. Warburton stated that it was a big improvement. Mr. Nadeau stated that it was esthetically appealing and more efficient, and no new septic system was needed. Mr. Howe asked Mr. Nadeau if there were any modifications to parking, Mr. Nadeau stated there were none.

Mr. Carrick asked if these were the only community bathrooms there. Mr. Nadeau stated that there is another building with other facilities. Mr. Howe asked about the height modification, Mr. Nadeau stated the new building has a pitch roof, about 6 feet higher than the old building.

Mr. Howe said that there really isn't any intensification of use, comes down to whether a site plan review is needed. Mr. Wirkkala's concern is that there isn't much to do, but the site plan regulations state for non residential, such as replacing the other building which houses facilities. Mr. Nadeau and Ms. Fife asked if they were planning on replacing the building with the same facilities/utilities what they should do. Mr. Moen informed him them of the steps in which they should take.

Ms. Fife asked about a structure such as a pavilion. What should they do? Mr. Howe and Mr. Carrick did inform them they would need a building permit if it was an ancillary structure. Mr. Nadeau also asked about if a garage was being built. Mr. Howe passed out pages from Site Plan Review regulations that included the criteria the Planning Board uses to determine if a Site Plan Review is needed.

Ms. Fife asked if a storage shed was to be built. Mr. Howe stated that it would be a new structure, and she would need to come to the Planning Board and inquire specifically how she should proceed. Mr. Warburton wanted to clarify that this was in the recreational/tourist district, and not considered commercial district. Mr. Howe stated that this is commercial use occurring in the tourist district.

Mr. Moen made a motion, Mr. Wirkkala seconded, and all were in favor. Based on all the information provided, the Planning Board decided that a site plan was needed for this building.

#### Agenda item # 2 Gravel Items

Mr. Carroll came to discuss the Davis Site Visit & NRCS. All were in agreement that the date for the site visit would be Friday, October 16<sup>th</sup> at 9 AM. Mr. Carroll stated that he has been in touch with NRCS, and stated he will inform them of the site visit date and see if they can meet at that time.

Mr. Carroll stated that the company has decided to donate sand to the town. Mr. Carroll said that he is starting to close out the pit, and suggested the town start a committee on what to do, there are beautiful views, and 35 feet of the knob is gone. Mr. Carroll would like to do something with the town, and hopefully to benefit the town, and he talked about donating some of the land to the town. Mr. Carroll said there are a number of things that could be done, would like to get together with boards or even community members about the possibilities.

Allen stated that getting together a building committee together is difficult, that approach was tried for Town Buildings and didn't provide useable results.

Mr. Carrick stated that right now we are going to get bids, the original proposal was big, and he said at the town meeting it could be brought forward, maybe a warrant article.

Mr. Carroll stated that there is an isolated spot with sand at the Davis Pit and there would be about 10 years worth, not intrusive looking, sits below the buffer that could be chiseled off and could be town use only. Mr. Carroll also talked about the possibility that the other acreage could be used for town, a building site for the town to possibly use. Mr. Carroll stated that he is just looking to help the town.

Mr. Moen stated that he agreed that Mr. Carroll has done a lot for the town and it was seen last year on the work on Lear Hill Road. Mr. Howe said stated that the Select Board and he should get together and come up with ideas. Mr. Wirkkala stated suggested uses of the site on the other side of the river that could be valuable for the Goshen Community.

Mr. Carrick stated he thought that the public perceived the two pits to be interlocking subjects. Mr. Carroll said that it would be nice to have something written from the Planning Board regarding the site visits up at the Davis site.

Mr. Walmsley stated that he thought that the possibilities were endless and liked Shaun's ideas.

Mr. Carrick said that what the approach would be to have the company look at the Davis pit and then have a general proposal as to what they want to do with the property, like subdivide the lots, there are some technicalities to be worked on, and how would it all affect the town.

Mr. Howe agreed with Mr. Carrick that a general proposal would be helpful. Mr. Carroll stated that he will talk to his father and get some ideas or drawings and bring them forward to a public

meeting at some point. Mr. Howe stated that there would not be any linkage between agreements Newport Sand & Gravel and the Select Board may reach and issues that Newport Sand & Gravel may have before the Planning Board and Zoning Board of Adjustment.

Special Exception Anderson Site:

Mr. Howe wanted the Board to know that the Zoning Board denied the Special Exception for the Anderson site on September 1, 2009

Agenda item # 3 Status Master Plan Update:

Mr. Howe got hold of Michael McCrory, the newly appointed planner for UVLSRP, and he does not have specific details, but Mr. McCrory will have more information for the next meeting.

Agenda Item # 4: Mt Sunapee Master Plan

Ms. Bell is the representative for the town for the commission for the Mt Sunapee Master Plan, and there was a letter distributed that the Planning Board members and Mr. Carrick had signed. Mr. Wirkkala drafted the letter.

Agenda Item 5: Zoning Ordinance Change Proposal Ideas

Mr. Howe talked to Christine Walker from UVLSRPC, about the recreational district at Mt. Sunapee. Mr. Howe's idea would be a density transfer credit approach.

Lot Size averaging also was another idea for zoning ordinance change. Mr. Howe told the Board members that these are ideas, and if they want to consider them, to think about them and let him know at a future meeting. Mr. Wirkkala had read up this subject on the web site, and agrees that this would be a desirable change.

Other Business: Mr. Wirkkala stated that he ran into Gary Caron, and Mr. Caron thought that a site visit was necessary. Mr. Howe thought that a site visit was not needed, and this will be brought up at the next meeting.

Mr. Howe received a letter from NH conservation commission, there is some proposal regarding agricultural plastic. There was a survey, and the link did not work.

Mr. Howe handed out minutes that he looked over and edited, the minutes from August 25<sup>th</sup>, these minutes will be reviewed at the next meeting.

Mr. Carrick will send out a memo to department heads to revitalize the town website.

Mr. Moen made a motion to adjourn the meeting, Mr. Carrick seconded, and all were in favor to adjourn at 9:45 PM.

Sincerely submitted,

Sue Peacock

Planning Board Secretary