

PLANNING BOARD
FINAL MINUTES
PUBLIC HEARING
DAVIS EXCAVATION SITE
JANUARY 17, 2012

MEMBERS PRESENT: Chairman Allen Howe, Vice Chairman John Wirkkala, Rich Moen, Ed Peckham, Select Board Representative Bob Bell, and Sue Peacock, Secretary.

OTHERS PRESENT: Shaun P. Carroll, Sr., Shaun P. Carroll, Jr. Richard Fraser, Kathy Carroll, Madeline Stevens, Jack Warburton, Doug O 'Clair, Robert Hodgman, Kim Gaddes, Alicea Bursey, Archie Mountain, George Russell

AGENDA ITEM # 1: Davis Excavation site permit renewal hearing: waivers & completeness (7-9 pm)

Mr. Howe stated that the purpose for this hearing is to review the waiver requests and completeness of the application. Mr. Howe stated that the purpose of the meeting on January 31st is to deal with the substance of the applicaiton.

Mr. Howe has received the application packet with waiver requests. There are 3 items on the application with waiver requests. These waivers have been accepted in the past. Mr. Howe reviewed the waiver requests and recommended they be granted. Mr. Peckham made a motion to grant the waivers, Mr. Wirkkala seconded and all were in favor.

The next order of business is to make sure the application process is complete. Mr. Howe went from pages 11 through 28 to ask the Board, Mr. Carroll and Mr. Fraser if there were any questions on any items. Referring to page 11 of the application: III items 1-28 Mr. Fraser said they excavated so little since the last application he didn't think they needed to go through the completeness exercise.

Mr. Wirkkala responded to III A 23 and 24 regarding high water table, there are new members on the Board, and he asked if the Ross Stevens engineering map can be made available for the January 31st meeting.

Mr. Howe then referenced the plan sheets which is the open area of excavation.

Mr. Howe and the Board members found the plan sheets to be complete. Mr. Peckham made a motion to deem the application complete, Mr. Moen seconded and all were in favor. The next public hearing will be held on January 31st to review the substance of the application.

Mr. Moen made a motion to continue the public hearing until January 31st, Mr. Wirkkala seconded and all were in favor.

Board members had completed agenda item 1 before the applicant from MT. Sunapee Resort was scheduled to appear. Therefore, they proceeded to discuss other agenda items in a revised order.

AGENDA ITEM# 4: Correct minutes 12/27/11

The minutes of December 27th were reviewed and corrections were made. Mr. Peckham made a motion to accept the minutes with corrections, Mr. Moen seconded and all were in favor.

AGENDA ITEM # 3 AND OTHER BUSINESS

Mr. Howe informed members that Atty Waugh had completed his review of the RSA references in the Town's subdivision regulations. Some of the RSA references were updated, whereas others were incorrect (most likely due to typographical errors). During that review Atty Waugh recommended modification of the existing language in some of those sections would be appropriate. Board members agreed that Mr. Howe should contact Atty Waugh to complete the revision. Mr. Moen made a motion to have subdivision regulations updated, Mr. Wirkkala seconded all were in favor. The Board would then need to hold a public hearing on the changes prior to adoption and publication of the update.

Mr. Howe expanded the discussion to the Master Plan document. Through the significant efforts of Mr. Wirkkala most of the department sections are complete. Input is still needed from the Select Board for administrative functions and the Transfer Station section. Mr. Bell will talk to Mr. Anderson about providing input for the Transfer Station. Mr. Howe has merged the various sections into a single document and is working on editing. The UVLSRPC still needs to provide an Energy Chapter based around the work completed for the ETAP study. Mr. Howe has contacted Mr. McCrory at UVLSRPC and needs to follow-up again. Completion before the Town meeting is unlikely due to numerous other board hearings and the work remaining. Perhaps a summary document could be prepared?

Mr. Moen asked about the ETAP study. Mr. Howe stated that it was complete and the Select Board needs to determine which of the recommendations it plans to put forward to voters or handle the recommendations in some other manner. Work is being undertaken on the Fire Station roof and costs estimates obtained related to insulating the Town Highway shed. The shed is a significant consumer of energy dollars.

Mr. Moen stated that the secretary's printer has been set up and is operational.

Mr. Wirkkala showed members a document he drafted entitled "Notice of Opening for Alternate Member of the Board." The document could be used to post notice that the board is seeking applicants for alternate positions. It lists power/duties of the board and what alternates would be expected to do. He will email it to all members and it will be considered at a subsequent meeting. The board currently has two alternates: Jack Scranton, Jonathan Purick, and Gary Stansfield.

Mr. Howe reminded members that he is in the last year of his term and that he had informed them previously that he does not intend to run again. Given that it was unlikely a newly elected member would be elected Chair by the board, Mr. Howe wondered if anyone would like to "practice" in that role by chairing the upcoming hearing on January 31. Mr. Howe was willing to step aside as Chair for that hearing if someone else would like the responsibility and if the board felt this could make the hearing run more smoothly. Mr. Peckham did not feel ready yet to be Chair. The consensus was that Mr. Howe should continue to Chair the meetings and hearings for the immediate future.

Mr. Howe reviewed the Site Plan review application procedures with the board in preparation for the next applicant. He stressed that the board must hold a public hearing to determine completeness of an application prior to starting a formal review.

Mr. Howe also mentioned to the board to keep in mind for future consideration a modification to the Zoning Ordinances to recognize the existence of a recreational zone encompassing the ski area which is partially in Goshen. This modification would probably create a new district

restricted to the existing Sunapee State Park/Mt. Sunapee Resort and would not include residential use. Newbury has such a district in its regulations.

Agenda Item 2 Mt Sunapee Resort site plan review conceptual consultation

Mr. Jay Gamble arrived at about 8:30 pm and provided board members with a copy of Mount Sunapee Resort's Summer Recreational Program Proposal dated 11/3/2011, which had been presented to the NH Department of Resources and Economic Development (NHDRED).

Mr. Gamble gave an overview of the entire project, which may take several years to complete. It included development of new summer activities at Mount Sunapee Resort. These consisted of: Canopy Tour/Zip Line, Treetop adventure park, mountain bike trails, disc golf, interpretive hiking trails, Segway tours, and miniature golf. Providing different types of activities will help ensure something was available for everyone in a family group. No land clearing is involved that would trigger an alteration of terrain and storm water mitigation plan. NHDRED has given preliminary approval conditioned on town (Newbury, Goshen) approvals.

The Canopy Tour/Zip line would be partially in Goshen and partially in Newbury. Users would ride the lift up South Peak, move through a series of stations around the upper ski trails in that area, then cross into Newbury and descend back to the South Peak base. The interpretive hiking trail locations have not been finalized, but would probably be partially in Goshen, also. They would be relatively narrow trails with educational/interpretive stations and surface material added to protect against erosion and wear due to foot traffic. Disc golf would probably be located near the start of the Canopy Tour to provide visitors an activity while they wait for their tour to start or to provide another activity for visitors.

The Canopy Tour would not be quick "thrill" ride, but would probably take 2.5 hours to complete the guided circuit. The plan would be developed and stamped by a professional engineer. The Canopy Tour will not involve construction of any supporting structures, but will use existing trees and the addition of platforms beneath the canopy. Trees will also be select by professionals. The expectation is 100-120 people per day could use the Canopy Tour based on limited numbers per group with a per person cost of maybe \$60-65.

Newbury is able to address the Canopy Tour component through the Planning Board due to language they have in their ordinances. Mr. Wirkkala will head this project and will verify if any ZBA action is required in Goshen related to the Canopy Tour. Mr. Gamble will verify the height of the in-tree structures, which is a question that was asked by both the Goshen and Newbury Planning Boards, and contact Mr. Wirkkala.

Mr. Gamble would like to start construction May 1 to provide for an opening date in June for the Canopy Tour. This portion of the project will cost about \$327,000 and they don't wish to miss the summer season. Mr. Gamble and Mr. Wirkkala will be in communication. The expectation is that Mr. Gamble will provide a full plan by the board's February 7th meeting. The board must notice a public hearing to determine completeness of that application. In anticipation of receipt of the full plan on Feb 7th, the project will be tentatively placed on the February 28th agenda for a hearing on completeness.

Mr. Moen made a motion to adjourn; Mr. Peckham seconded; all voted in favor to adjourn at 9:40 pm.

Draft minutes were prepared by Sue Peacock, Planning Board Secretary, and Allen Howe, Planning Board Chair