

Town of Goshen
Joint Meeting of the Planning Board and Zoning Board
Minutes of September 17, 2020
FINAL

Zoning Board members present: Alicea Bursey (Chair), Ron Parenteau, Judy Dunn, and Ray Porter

Guest (s): John Hooper, Bonnylee Hooper, Michelle Roy, Thomas Hersey

Meeting called to order at 7 p.m.

Zoning Board Business

Review of Minutes

The Zoning Board reviewed the minutes of September 9, 2020.

Ray Porter motioned to accept the minutes of September 9, 2020 “as is”; Ron Parenteau seconded the motion. All were in favor.

Annexation/Merger (John Hooper)

Chair Bursey gave a brief review of the Hooper project and noted that the Health Officer has approved of the project, a driveway permit has been issued by the Road Agent, and Mr. Hooper is actively working to obtain a NHDES permit which is required to build in proximity to Rand Pond. There was also a brief discussion on the impact of requested variance and building of the garage on the immediate area. The board noted that other homes in the immediate area have received exceptions/variances to build in the right-of-way and the plans are in line with character of the neighborhood as well as in the spirit and the practices of local regulation.

Mr. Porter led a discussion on the difference between a special exception and a variance. From this discussion the board concluded that a variance was more appropriate for the requisite setbacks than a special exception. The board worked with Mr. Hooper on the variance. After final review of the documents and project the board voted on the following two items. The meeting was opened to the floor, there were no questions or concerns from the audience.

Ray Porter motioned to accept John Hooper’s application as complete and to reduce the setback for the town right-of-way to 36 feet at the closest point of the proposed garage. Judy Dunn seconded the motion. All were in favor.

Judy Dunn motioned to reduce the setback for the north side of the proposed garage to 22.6 feet and to reduce the south side setback to 31 feet. Ron Parenteau seconded the motion. All were in favor.

No other business was conducted.

Ron Parenteau motioned to adjourn the ZBA portion of the meeting, Judy Dunn seconded the motion. All were in favor.

ZBA adjourned at 7:27pm.

Planning Board Business

Planning Board members present: Alicea Bursey (Chair), Fred Smith, Stephen Bursey, Bruce Nadeau (Select Board Representative, ex-officio)

Select Board Representative (Fill-In)

Mr. Nadeau returned as the Select Board representative.

Annexation/Merger (John Hooper)

Concern was previously raised regarding septic provisions for an abutter; the Health Officer has approved this project without further concern for the abutting septic. No septic/water services will be installed in the proposed garage on lot 63.

It was noted that the application from Mr. Anderson (abutter) did not have the annexation/lot line adjustment box checked and the board called for a continuance to have issue addressed.

Bruce Nadeau made a motion to go into continuance and meet again on October 1, 2020 to address the annexation/lot line adjustment consideration and to determine if review of the project is required by the state. Fred Smith seconded the motion. All were in favor.

The Hersey Property/Pit:

Chair Bursey updated the board on the communications with Mr. Hersey since the last meeting and shared the Goshen Excavation Regulations regarding this concern. The Hersey Pit located at tax map 402, lot 12 with 1.8 acres in Goshen currently has an expired Goshen Excavation Permit (expired February 19, 2018). To date, the Goshen portion of the pit has not been reclaimed and per a discussion with Mr. Hersey, he wishes this portion of the pit to remain open in case further excavation is desired.

Mr. Hersey had previously provided Chair Bursey with documentation indicating an intent to excavate that location in the tax year April 2020 through March 2021. Chair Bursey emailed Mr. Hersey on September 8, 2020 with a letter reviewed by the Planning Board providing options for continued excavation of the location. During subsequent communications Mr. Hersey insisted that he would like this to be treated as a renewal and would like to address the board at today's meeting to ask for the permitting process to be treated as a renewal.

Prior to this meeting, Chair Bursey spoke with the Office of Strategic Initiatives with the State of NH and UVLSRPC regarding guidance around processing this request as a renewal. All stated that this should be processed as a new application. Additionally, neither found regulations that require the town to notify a permit holder of pending expiration. The only requirement for notice is the expiration date be on the permit (per RSA 155E-8). Additionally, per the Goshen Excavation Regulations, the renewal application should have been submitted to the Planning Board by the permit holder 90 days prior to the expiration of the permit.

The board discussed the situation at length with Mr. Hersey and determined this request should be treated as a new application. Chair Bursey had previously provided the links and documents to Mr. Hersey to apply for a town excavation permit.

No votes were taken.

Member Discussion (ongoing)

Additional alternate members are still needed for the Planning Board, this topic will remain a standing agenda item until filled. Anyone interested in becoming an alternate member of the Planning Board should stop by any of the Planning Board meetings at the first or third Thursday of the month at 7pm in the Goshen Town Hall.

Other Business

- The next Planning Board meeting will be the first Thursday of the month - October 1, 2020.
- The next Zoning Board meeting will be the second Wednesday of the month - October 14, 2020.
- Pit Inspection: Will take place on Saturday, October 24, 2020. The board will meet at the Anderson Pit at 9a.m.
- NSG has submitted their permit renewal documentation, Michelle Roy of the Conservation Commission was given her copy of the documents.

Standing items

- Capital Improvement Plan
- Edina Subdivision (Wayne McCutcheon) - In the 30-day appeal period, to be addressed at 10/1/2020 meeting
- Multi-Part Project (John Hooper) – In continuation
- The Hersey Pit – New application for excavation required
- Solar/alternative energy RSA and town regulation discussion
- Regulation Discussion (Based on Housing Crisis Article) - Pending

- Member Discussion - Standing Item

Planning Board adjournment: Fred Smith motioned to adjourn the meeting; Bruce Nadeau seconded the motion. All were in favor.

Meeting adjourned at 8:11 p.m.

Respectfully Submitted,

Alicea Bursey
Chair