

**Town of Goshen
Planning Board
Minutes of June 15, 2017
FINAL**

Planning Board members present: Alicea Bursey (Chair), Bruce Nadeau (Vice-Chair), Doug O'Clair, Fred Smith, and Stephen Bursey (alternate).

Meeting called to order at 7:00 p.m.

Review of June 1, 2017 Meeting Minutes

Bruce Nadeau motioned to accept the minutes from June 1, 2017. Fred Smith seconded the motion. All in favor, minutes approved "as is."

Discussion of Lot Line Adjustment (Fellows/Rexford)

Chair Bursey announced that she and Stephen Bursey will recuse themselves from the voting at the combined meeting on June 28th due to their direct role as abutters to the Fellows property. With her recusal, a quorum of 3 members, will be needed for voting purposes. All remaining board members present will be in attendance during the June 28th meeting.

The board reviewed the current property map with the new lot line adjustment.

The issue will be discussed and voted on at a combined special Zoning Board and Planning Board meeting on June 28, 2017.

The invoice will be emailed to Mr. Glenn Fellows & Ms. Beth Rexford for payment to be brought to the June 28th meeting.

Discussion of Set Backs Regulations

The board reviewed Fred Smith's proposal to update working of the Set Back regulations found on page six and seven, section D of the Zoning and Building Ordinances. Below shows the original and suggested wording of the regulations, changes are underlined in the suggested wording section. The board will review the changes made and vote during the next meeting on July 6, 2017.

ORIGINAL WORDING:

D. SETBACKS, BUILDING HEIGHT, AND FRONTAGE

There shall be observed the following provisions in the construction of new buildings or in the relocation of existing ones:

D.1. Front Setback

Front Setback: Minimum distance between any building and a right-of-way shall be fifty feet (50').

D.2. Side and Rear Setback

Side and Rear Setback: Minimum distance from lot side lines and lot rear lines to any building shall be forty feet (40'), providing, however, that small detached buildings may be approved to within twenty feet (20') of a lot line.

SUGGESTED NEW WORDING (changes are underlined):

D. SETBACKS, BUILDING HEIGHT, AND FRONTAGE

There shall be observed the following provisions in the construction of new buildings or in the relocation of existing ones:

D.1. Front Setback

Front Setback: Minimum distance between any building and a right-of-way shall be fifty feet (50').

D.2. Side and Rear Setback

Side and Rear Setback: Minimum distance from lot side lines and lot rear lines to any building shall be forty feet (40'), providing, however, that small detached buildings may be approved to within twenty feet (20') ten feet (10') of a lot line via special exemption.

Other Business

- Doug O'Clair made mention that the board should update the towns in-law/accessory dwelling regulations. The regulations should match or be more stringent than the states new laws that have been passed and are in effect as of June 1, 2017 on this issue. Chair Bursey will acquire the new state wording and additional changes to the towns regulations will be discussed during the next meeting, July 6, 2017.
- Doug O'Clair also mentioned some of the issues that are being discussed during the Selectman meetings. Issues and problems that have been facing the town and its residents for awhile are now being discussed and solutions are being suggested (topics include; The Transfer Station, Gunnison Lake, Parking Violations, Gunnison Lake Road, Boating Dock at Rand Pond, etc.). The next Selectman Board meeting will be held on Monday, June 26th at 7pm. If any resident would like to express their concern or suggest solutions to some of these issues, they may join the board and voice them at this time.
- The next meeting will be held on the first Thursday of the month - July 6, 2017.

- The Zoning Board and the Planning Board will have a combined meeting on June 28th to discuss the lot line adjustment for the Fellows/Rexford property.

Doug O'Clair motioned to adjourn the meeting; Bruce Nadeau seconded the motion, all were in favor. Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Melissa Salinardi
Recording Secretary