

**Town of Goshen
Planning Board
Minutes of August 17, 2017
FINAL**

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

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

Mount Sunapee 3-D Archery Range

Lydia Hawkes voiced concern regarding the 3-D Archery Range at Mount Sunapee that was opened in July, 2017. Ms. Hawkes asked the board if Mount Sunapee had a permit for the archery range through the Planning Board; they do not have a permit. According to Zoning Ordinances (see below Recreational District, Section 4.b), any expansions on Goshen property must be approved by the Planning Board, however, no approval for this project was given by the board.

The board reviewed the information about the archery range that was presented by Ms. Hawkes and determined that further information was necessary. Chair Bursey will contact Mr. Jay Gamble to determine the boards next course of action.

Ms. Hawkes also made mention that there will be a Public Information Session that will be held at Mount Sunapee in the Summit Lodge on Tuesday, August 22nd at 6pm. Any persons interested in the future of Mount Sunapee are welcome to attend.

From the Goshen Zoning and Building Ordinances

A.4. Recreation District

There shall be a Recreation District to accommodate the needs of year-round recreational and other uses within the leasehold area of Mount Sunapee Resort. More specifically, the purpose of this district is to: (a) provide for the base and on- mountain facilities necessary to operate the ski mountain; (b) encourage the use of the facilities and site for year-round recreational and cultural uses and activities; and (c) allow for commercial and other uses.

A.4.a. District Boundaries

The initial boundaries of the Mount Sunapee Recreation District are all of the land within the leasehold area owned by the State of New Hampshire within the Town of Goshen, Tax Map 411 Parcel 011, and Tax Map 412 Parcel 032.

If a Mount Sunapee Resort Five-Year Master Development plan is approved by the New Hampshire Department of Resources and Economic Development (“DRED”) for expanding the recreational facilities of Mount Sunapee Resort in Goshen, the following parcels, owned by Sunapee Land Holding and shown on the Master Development Plan submitted to DRED, shall automatically be added to the Recreation District: Tax Map 411, Parcels 010, 013, 015, 024, 025, and the remainder of Tax Map 412 Parcel 032.

A.4.b Uses Permitted (subject to site plan review approval by the Planning Board)

- A.4.b.1 Chair and surface lifts, and gondolas;
- A.4.b.2 Alpine and cross country ski trails, hiking, biking and snowshoe trails;
- A.4.b.3 Base lodge facilities to accommodate lift ticket sales, ski and bicycle repair, rentals, sales and accessories; ski and bicycle lockers/employee locker room; ski school and ski patrol facilities; restaurant/lodge/banquet facilities/snack bar sales; meeting facilities; offices and facilities ancillary to the Mt. Sunapee Resort including recreational, real estate sales and rental offices, cultural and educational programs; and parking lots;
- A.4.b.4 Ski racing facilities;
- A.4.b.5 Snowmaking facilities;
- A.4.b.6 Outdoor ski and bicycle storage facilities;
- A.4.b.7 Inline skating and skateboard park;
- A.4.b.8 Recreational uses and facilities including, but not limited to, parks, playgrounds, play fields, tennis and volleyball courts, swimming pools, and ice rinks;
- A.4.b.9 Special community events;
- A.4.b.10 Day care centers/nurseries for recreational activities, day camps and child care services;
- A.4.b.11 Temporary structures/tents to accommodate cultural, recreational, educational or commercial uses;
- A.4.b.12 Accessory buildings for maintenance equipment, water treatment and storage, and other storage needs accessory to the principal recreational uses;
- A.4.b.13 Public utility and public service structures and service; wastewater treatment facilities and potable water wells; and
- A.4.b.14 Toboggan, luge, and bobsled runs; alpine slides;
- A.4.b.15 Equestrian facilities;
- A.4.b.16 Water slides and water parks;
- A.4.b.17 Miniature golf and golf driving range;
- A.4.b.18 Other structures or uses ancillary to the operation of the principal recreational uses.

A.4.c Uses Not Permitted

Prohibited uses within the Mt. Sunapee Recreation District include:

- A.4.c.1 Golf course and associated facilities;
- A.4.c.2 Motorized Dirt Bike and/or Motor Cross tracks.

A.4.d Steep Slopes and Clear Cutting Exceptions for Trails

Notwithstanding any other provision of this Ordinance, the Planning Board may grant approval of clear cutting for maintenance, development of new trails, or widening of existing trails, and installation of lift structures and snow-making equipment on steep slopes if the applicant demonstrates to the satisfaction of the Planning Board through the Site Plan Review process that: (a) the slope shall be stabilized both in the short term during construction and for the long term after construction to minimize soil erosion and thereby minimize the potential negative impact on downstream water resources; (b) new or expanded trails will not damage old growth forests; and (c) erosion and sedimentation control plan shall be prepared and designed in accordance with the standards and specifications outlined in the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire.

A.4.e Scenic Ridgeline and Hillside Overlay Provision

Chairlifts, Towers, and equipment required for their operation are exempt from Section IIIM Scenic Ridgeline and Hillside Overlay Provision of the Goshen ordinance.

Review of July 20, 2017 Meeting Minutes

Fred Smith motioned to accept the minutes from July 20, 2017. Bruce Nadeau seconded the motion. All in favor, minutes approved “as is.”

Review of Letter received from Kim Gaddes

A letter from Kim Gaddes (below), an abutter to the Carroll Concrete - Anderson Pit site was read and discussed at the meeting. The letter is attached and was originally read by Ms. Gaddes at the July 24, 2017 Selectman’s meeting, during that meeting Ms. Gaddes asked that copies be provided and read into the minutes of both the upcoming Zoning and Planning Board meetings.

The board reviewed the letter and determined that further clarification and discussion was needed. A joint meeting with both the Board of Selectman and Planning Board will occur at 7pm on September 21, 2017, to discuss this matter further. Representatives from the Anderson Pit will be invited to attend as well.

Planning Board Recording Secretary, Melissa Salinardi, will act as recording secretary for the joint meeting and will also send out certified mail to all the abutters of the Anderson Pit as a courtesy. A hearing notification will also be posted on the town’s website and in public areas around town (Goshen Store, Post Office & Town Hall). This will be a public meeting for anyone to attend and voice their concern.

Chair Burseley will reach out to Mr. Shaun Carroll, Jr. regarding the meeting and for further clarification on Pit Operations.

Non-Conforming Lot Wording

Doug O'Clair read the non-conforming lot regulations from the original documents. The board determined that no changes to the existing wording will be made at this time.

Zoning Board Signage Suggestions

The board reviewed suggested changes to Signage Regulations as proposed (see Zoning Board Minutes from June 14, 2017 for further description) by the Zoning Board. The Planning Board made a few suggestions and Chair Bursey agreed to bring it back to the Zoning Board for further evaluation. The issue will be discussed during the Zoning Board meeting on Wednesday, September 13, 2017.

New State Accessory Dwelling Regulation Wording

The board agreed that the new wording that was revised during the last meeting was acceptable (see Minutes from July 20, 2017). The board will now go ahead and plan a public hearing that will take place at 7pm on Thursday, December 7, 2017. This meeting will be a public hearing where residents may voice their concern if desired. A hearing notification will be posted in public areas around town as well as on the Town's website.

Bruce Nadeau motioned for a Public Input Session to discuss and vote on the Accessory Dwelling wording; Doug O'Clair seconded the motion, all were in favor. The meeting will be held on December 7, 2017.

Other Business

- The board will schedule a date for the Anderson and Davis Pit inspections during the next meeting on September 7, 2017.
- Doug O'Clair mentioned that the the Board of Selectman will be having a public meeting regarding potential adoption of ordinances on August 29th at 6:30pm. Residents are welcome to attend.
- The next meeting will be held on the first Thursday of the month - September 7, 2017.

Bruce Nadeau motioned to adjourn the meeting; Doug O'Clair seconded the motion, all were in favor. Meeting adjourned at 7:55p.m.

Respectfully Submitted,

Melissa Salinardi
Recording Secretary

July 24, 2017

Goshen Selectmans Meeting
Please enter into tonights minutes
Ref. Complaint NS&G/Anderson Property

Who oversees or enforces the everyday gravel operations?
Over past years our complaints have not been throughly enforced or investigated and reaccur without any consequences.
Once again last week (and today) loaded gravel trucks are exiting the pit and traveling south in addition to the regular trucks hauling north. This has increased the already unbearable noise produced. Traveling/hauling other than directly to the Newport plant is not permissible. Last year during the Nov. 4 week, I documented trucks hauling south to a private property which again is not allowed. The permit states hours are between 7am - 5pm. The machinery starts beeping/moving anywhere from 6:20 on. Trucks regularly enter the pit before 7am and occasionally exit before 7am.
PLEASE MAKE THEM STOP!!
Last week two machines were beeping at the same time all day. I thought after last years complaint the board asked Mr. Carroll to lower the noise level as low as permitted. We don't see a difference!
Can the town ban the use of 'jake' brakes? Not all their trucks use them but most do.
Please follow through with our complaints for it is so incredibly noisy inside our home and outside. We were assured this special exempt operation would not negatively affect us. It does EVERY DAY!

RESPECTFULLY SUBMITTED

Kim Gaddes

