

**Town of Goshen  
Planning Board  
Minutes of December 7, 2017  
FINAL**

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

*Guests:* Joylyon Johnson, Lydia Hawkes and Jay Gamble (representing Mount Sunapee)

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

**Public Hearing on Two (2) Regulation Changes:**

***1. Review Suggested Changes for the Accessory Dwelling Regulations***

*Chair Bursey:* Opened the meeting and addressed the reason for the proposed changes to the State Accessory Dwelling Regulations.

*Lydia Hawkes:* Asked why this change was needed.

*Chair Bursey:* The state has revised their Accessory Dwelling regulations effective June 1, 2017 and Goshen needed to make changes to current regulations in order to comply with the new changes that were made on the State level.

*Doug O'Clair:* Stated that it is important to note that all these proposed changes that will be voted upon today still must be approved during the town meeting in March 2018.

***Motion 1:*** Chair Bursey read the new proposed wording for motion 1, which will be added to the definitions in section II (page 2) in the Subdivision Regulations. The definition of Accessory Dwelling will be added as item 2.16. **Definition will be: Accessory dwelling unit per RSA 674:21 means a second dwelling unit, attached or detached, which is permitted by a land use control regulation to be located on the same lot, plat, site, or other division of land as the permitted principal dwelling unit.**

Chair Bursey opened the floor for discussion on motion 1. No comments or concerns were made from either the public or the board.

**Fred Smith made a motion to accept the addition of the definition to Subdivision Regulations and submit the wording for the Town vote in March 2018. Bruce Nadeau seconded the motion. All were in favor, motion 1 of the Accessory Dwelling Regulations will be voted upon during the March Town Meeting.**

***Motion 2:*** Chair Bursey read the new proposed wording for motion 2, which will be added above "Agricultural Use" definition in section II (page 1) of the Zoning and Building Ordinances. Definition will be: **Accessory dwelling unit per RSA 674:21 means a second dwelling unit, attached or detached, which is permitted by a land use control regulation to be located on the same lot, plat, site, or other division of land as the permitted principal dwelling unit.**

Chair Bursey opened the floor for discussion on Motion 2. No comments or concerns were made from either the public or the board.

**Bruce Nadeau made a motion to accept the addition of the definition to the Zoning and Building Ordinances and submit the wording for the Town vote in March 2018. Fred Smith seconded the motion. All were in favor, Motion 2 of the Accessory Dwelling Regulations will be voted upon during the March Town Meeting.**

**Motion 3:** Chair Bursey read the new proposed wording for Motion 3, which will be added to section B.3 Buildings per Lot on page 5 of the Zoning and Building regulations: “There shall only be one building allowed for residential purposes on a lot; provided however that the Zoning Board of Adjustment may grant a special exception authorizing a second detached dwelling unit. In order to grant such a special exception, the board must find, in addition to the other standards contained in this ordinance, that a finding and the following conditions are met. As per RSA 674:71: (1) Accessory Dwelling Unit is allowed per Lot.”

Chair Bursey opened the floor for discussion on Motion 3. No comments or concerns were made from the public or the board.

**Doug O’Clair made a motion to accept the new proposed Accessory Dwelling Regulation changes made in motion 3 and submit the wording for the Town vote in March 2018. Bruce Nadeau seconded the motion. All were in favor, motion 3 of the Accessory Dwelling Regulations will be voted upon during the March Town Meeting.**

**Motion 4:** Chair Bursey read the new proposed wording for motion 4, which will be added on page 6 of the Zoning and Building Ordinances. New wording will read as follows:

1. The living space in the second dwelling unit shall not exceed 750 sq. ft.
2. The existing or proposed home is and will remain a single-family structure.
3. The existing or proposed home is currently conforming to zoning.
4. The existing or proposed home is currently or planned to be owner occupied.
5. The property shall have only one curb cut and driveway.
6. The accessory unit shares utilities in common with the primary structure.
7. Evidence of adequate septic capacity.
8. Adequate vehicle parking and turnaround on site.

Chair Bursey opened the floor for discussion on Motion 4. No comments or concerns were made from the public or the board.

**Bruce Nadeau made a motion to accept the new proposed Accessory Dwelling Regulation changes made in motion 4 and submit the wording for the Town vote in March 2018. Doug O’Clair seconded the motion. All were in favor, motion 4 of the Accessory Dwelling Regulations will be voted upon during the March Town Meeting.**

**Motion 5:** Chair Bursey read the new proposed wording for motion 5, which will be added to B.4. Dwelling Units per Building located on page 6 of the Zoning and Building Regulations. New wording will read as follows: “Three apartments or units for permanent or temporary residents shall be the maximum allowed for any one building except when a special exception has been granted by the Zoning Board of Adjustment.”

Chair Bursey opened the floor for discussion on motion 5. No comments or concerns were made by the public or the board.

**Bruce Nadeau made a motion to accept the new proposed Accessory Dwelling Regulation changes made to motion 4 and submit the wording for the Town vote in March 2018. Doug O’Clair seconded the motion. All were in favor, motion 4 of the Accessory Dwelling Regulations will be voted upon during the March Town Meeting.**

## ***2. Review Suggested Changes to the Recreation District Regulations***

Chair Bursey reminded the audience that nothing is being removed from the regulations. Only a new section will be added under b. 19.

*Joylon Johnson:* Asked why these changes were being made.

*Chair Bursey:* A situation had been brought to the board’s attention during the summer and the board wanted to strengthen regulations so that the town would be able to have more transparency available for Goshen residents.

Chair Bursey read the new proposed wording to the Recreation District section. New wording is as follows:

### **1. 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.

#### **1.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.

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

- b.1. Chair and surface lifts, and gondolas;
- b.2. Alpine and cross country ski trails, hiking, biking and snowshoe trails;
- 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;
- b.4. Ski racing facilities;
  - b.5. Snowmaking facilities;
  - b.6. Outdoor ski and bicycle storage facilities;
  - b.7. Inline skating and skateboard park;
  - b.8. Recreational uses and facilities including, but not limited to, parks, playgrounds, play fields, tennis and volleyball courts, swimming pools, and ice rinks;
  - b.9. Special community events;
  - b.10. Day care centers/nurseries for recreational activities, day camps and child care services;
  - b.11. Temporary structures/tents to accommodate cultural, recreational, educational or commercial uses;
  - b.12. Accessory buildings for maintenance equipment, water treatment and storage, and other storage needs accessory to the principal recreational uses;
  - b.13. Public utility and public service structures and service; wastewater treatment facilities and potable water wells; and
  - b.14. Toboggan, luge, and bobsled runs; alpine slides;
  - b.15. Equestrian facilities;
  - b.16. Water slides and water parks;
  - b.17. Miniature golf and golf driving range;
  - b.18. Other structures or uses ancillary to the operation of the principal recreational uses.
  - b.19. **Anything not specifically listed above needs approval from the Planning Board and/or Zoning Board.**

Chair Bursey opened the floor for discussion on the proposed changes to the Recreation District Regulations. No comments or concerns were made by the public or the board.

**George Hebert made a motion to accept the new proposed wording changes to the Recreation District regulations and finalize voting during the March Town Meeting. Bruce Nadeau seconded the motion. All were in favor, the new wording will be voted upon during the March 2018 Town Meeting.**

Chair Bursey closed the public hearing portion of the meeting, read the remaining agenda items to the audience, and invited the public to attend the remainder of the meeting. Guests left and meeting was resumed by board members.

#### **Review of November 2, 2017 Meeting Minutes**

**Doug O'Clair motioned to accept the minutes from November 2, 2017. Bruce Nadeau seconded the motion. All in favor, minutes approved "as is".**

#### **Review of Anderson Pit Renewal Application**

The board received the updated application from Newport Sand and Gravel for the renewal of the Anderson Pit permit (phase II). After reviewing the document, the board has agreed that the application is complete and all the material has been received in full.

**Bruce Nadeau made a motion to consider the Newport Sand and Gravel Application for the renewal of the Anderson Pit permit (phase II) complete. Fred Smith seconded the motion. All were in favor, application is found complete and will be voted upon during the December 21, 2017 meeting.**

Recording Secretary, Melissa Salinardi, will prepare and send out notices to abutters for the public hearing that will take place on December 21, 2017. Notices will also be posted in public places in Town.

Doug O'Clair will bring revisions to the conservation committee.

No further actions were made at this time.

### **Review of Excavation Regulations**

The board reviewed and discussed the current Excavation Regulations and shared ideas on where the regulations may need additional detail. The board will continue this review and discussion over the next few meetings and develop wording that will be brought before the town for voting in 2019.

### **Review of ZBA Proposed Sign Regulation Changes**

The board reviewed the ZBA's proposed sign regulation changes (refer to ZBA Minutes 10-11-17 Final)

The board would like more time to review and make possible changes if needed.

**Bruce Nadeau made a motion to table the ZBA's proposed changes to the Sign Regulations and revisit during the next meeting. Doug O'Clair seconded the motion. All were in favor, proposed sign regulations changes will be discussed during the December 21, 2017 meeting.**

### **Other Business**

- The next meeting will be the third Thursday of the month - December 21, 2017.

### **Standing items**

- Lydia Hawkes addresses the board regarding an issue concerning Mount Sunapee
- ZBA Proposed Signage Regulations

**Bruce Nadeau motioned to adjourn the meeting; Doug O'Clair seconded the motion, all were in favor. Meeting adjourned at 7:42p.m.**

Respectfully Submitted,

Melissa Salinardi  
Recording Secretary