

**Town of Goshen
Planning Board
Minutes of January 18, 2018
FINAL**

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

Guests: Ray Critch, and Ernest Dennis, Jr.

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

Discussion on Mountain Reach Program

Mr. Ray Critch, a representative of Mr. Mark Loehr and the Mountain Reach Property (formerly the Dorr property), presented the board with concept designs for potential driveway layouts. A potential subdivision was previously discussed with the board during the October 5, 2017 meeting.

During the October meeting, Mr. Mark Loehr mentioned that his new intent is to create three (3) lots on the existing property. The board reviewed the concept plans, and instructed Mr. Loehr to follow the Subdivision Regulations as he moved forward with the project. At that time the board also reminded Mr. Loehr that the already existing roads would have to meet town regulations (see 10-5-17 Minutes for more details).

In compliance to these requests, Mr. Critch presented the board with two design concept plans to upgrade the existing driveway. The concern that was brought to the board by Ray Critch and Pam Perkins (not present at the meeting) was in regards to the positioning of the road and whether having the road go through the lots with property on both sides of the road, would create a problem with any regulations. After discussion and review of the conceptual plans the board did not see any problem with this concern. The board will look for an application for the subdivision sometime during the upcoming months.

Ernest Dennis, Jr. Addressed the Board

Mr. Ernest Dennis, Jr. (contractor) approached the board with an update on the Back Side Inn property. The property has officially been sold to one owner and will no longer operate under the name, Back Side Inn, but will now be known by their physical address, 1171 Brook Road.

At the moment, there are no current plans for the property. In the future, the property may pass to a family member who may have plans to build a wedding venue, military retreat, or other tourist destination venue. Mr. Dennis's question to the board was whether they saw any reason or had any concerns with any of these possible changes to the property.

The board agreed that a venue of this type was needed in the community and that the location is in the Tourism District. The board did not foresee any issues with existing regulations but advised that until a formal application was submitted this would only be based on ideas discussed and may change depending on the details of the application.

Review of December 21, 2017 Meeting Minutes

Doug O'Clair motioned to accept the minutes from December 21, 2017. Fred Smith seconded the motion. All in favor, minutes approved "as is".

Review of ZBA Proposed Sign Regulation Changes

The board reviewed the ZBA's proposed sign regulations and suggested that the actual measurements of the sign be stated in the regulations as well as certain language around the sign regulations should be tightened. No further actions were made.

Review of Excavation Regulations

The board reviewed a portion of the Excavation Regulations and suggested possible changes. One suggestion was to include a one-page template for the permit that would be easily accessible. Doug O'Clair mentioned three items in the regulations that needed to be addressed (under section III.4-a. Operational Standards, in the Excavation Regulations starting on page 11).

- Letter P states, *"No "operation" as defined in Section III.1 of these regulations shall take place on Saturdays, Sundays, or legal state and federal holidays."* The board's suggestion is to define the term "holidays" with a list stating exactly which ones are to be observed.
- Letter T states, *"Noise control measures shall be integrated into the excavation process. Examples of measures which may be taken include devices to muffle equipment noise, earth berms, plantings, or other decorative barriers. At the property line, noise shall not exceed a maximum level of 75 decibels at any time. If a reading of over 75 decibels is taken by a town official or its designee, the applicant shall be notified of this reading within 48 hours and the applicant shall take appropriate measures to fix the problem."* The board's concern for this regulation was how to measure noise properly and would like to come up with alternate wording for this regulation.
- Letter X speaks about the regulations surrounding water resources and contains several RSAs. The board would like to make sure that the RSA's that are mentioned in this section still pertain to the regulations and match state requirements.

Doug O'Clair also stated that the board should look into creating some kind of penalty list so that all regulations can be enforced properly.

During the next meeting, the board will discuss the RSAs and make sure they match the current state RSAs, and will continue further discussion on the Excavation Regulations.

Bruce Nadeau made a motion to table the discussion of the Excavation Regulations and continue to review them throughout the year. Doug O'Clair seconded the motion. All were in favor, the board will continue to review these Regulations throughout the year.

Mount Sunapee Discussion (Lydia Hawkes)

Although this topic was on the agenda, Lydia Hawkes did not present to the board and the board did not discuss this issue any further during this meeting. It will be revisited during a later meeting.

Other Business

- **Terms:** The board reviewed the expiration dates of each members term. The board members who have terms expiring this year will work towards finding replacements or applying to run again.
- The next meeting will be the first Thursday of the month - February 1, 2018.

Standing items

- ZBA Proposed Signage Regulations (update size in the draft proposed regulations)
- Review of Excavation Regulations continued
- PB Term discussion

**Bruce Nadeau motioned to adjourn the meeting; Doug O'Clair seconded the motion, all were in favor.
Meeting adjourned at 8:01p.m.**

Respectfully Submitted,

Melissa Salinardi
Recording Secretary