

**Town of Goshen  
Planning Board  
Minutes of March 1, 2018  
FINAL**

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

*Guests:* Deborah Fife, Tom Dombrowski, and Robert Bell

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

**Pheasant Run Farm Project development**

Chair Bursey stated that Vice-Chair Bruce Nadeau would recuse himself from this section of the meeting due to personal reasons. Vice-Chair Nadeau moved into the audience and Chair Bursey then opened the floor to Deborah Fife to share the plans for the Pheasant Run Farm Project.

Deborah presented to the board, information regarding a project for development of a 55-year-old and up senior living area. The location is off of Brook Road in Goshen on Pheasant Run Farm Road. She explained that the goal of the project is to offer affordable, stand alone, senior living houses in a cluster living environment. The plan is to create a single development consisting of clustered homes to preserve open space. She presented the board with proposed site plans that had been created by Mr. Tom Dombrowski. Her concerns and questions were in how to describe this project and how to proceed with applications and approvals.

The board reviewed the proposed site plans and discussed the pros and cons of this project. They instructed Ms. Fife to bring this information before the Zoning Board for variance approvals. The Zoning Board will determine how to categorize this project and will give instructions on how to proceed if variances are given.

Several board members agreed that this would be a sensible and practical project for a growing senior demographic. If the community embraced this project, it would be beneficial for the Town and is in line with goals of the Master Plan.

This project is already on the Zoning Board agenda and will be discussed at the March 14th meeting.

Chair Bursey closed this portion of the meeting and Vice-Chair Bruce Nadeau rejoined the board for continuation of the meeting.

**Discussion on Berriault Project**

The Berriault's were not able to attend the March 1st meeting, therefore, Chair Bursey brought their request to the board. Chair Bursey stated for the record that she is a direct abutter to the property and is fully aware that this is a conflict of interest but was asked by the property owners to still discuss the idea with the board in their absence. The Berriault's are seeking guidance and information regarding the opening of a small ice cream stand on their property located on Route 31. George Hebert stated that he believes that parking would be the biggest issue. Fred Smith mentioned that the location may create a problem for them. The board stated that at this stage it sounds like this is largely a Zoning Board matter and that variances would need to be obtained before the

Planning Board would become involved any further. The board will wait for further information from the Berriault's. No other actions were made.

### **Review of February 1, 2018 Meeting Minutes**

**Bruce Nadeau motioned to accept the minutes from February 1, 2018. Fred Smith seconded the motion. All in favor, minutes approved "as is".**

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

**Bruce Nadeau made a motion to table the review of the proposed changes to the Signage Regulations and revisit them during another meeting. George Hebert seconded the motion. All were in favor, proposed sign regulation changes will be discussed during a later meeting.**

### **Review of Excavation Regulations**

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

### **Other Business**

- Chair Burse mentioned to the board that she received the Carroll Pit renewal application for Phase I. She will review the information and pass out packets at the next meeting. During the next meeting the board will review the application for completeness and move forward with public notification.
- The next meeting will be the second Thursday of the month - March 15, 2018
- The School Board Meeting will be held on Saturday, March 10, 2018
- Town voting will be Tuesday, March 13, 2018
- The Town Meeting will be held on Saturday, March 17, 2018

### **Standing items**

- Discussion of Carroll Pit renewal application
- ZBA Proposed Signage Regulations (update size in the draft proposed regulations)
- Review of Excavation Regulations continued
- Discussion of Setback Regulations

**George Hebert motioned to adjourn the meeting; Bruce Nadeau seconded the motion, all were in favor. Meeting adjourned at 7:53p.m.**

Respectfully Submitted,

Melissa Salinardi  
Recording Secretary