

**Town of Goshen
Planning Board
Minutes of September 20, 2018
FINAL**

Planning Board members present: Alicea Burse (Chair), George Hebert (Vice Chair), Fred Smith, and Bruce Nadeau

The board members finished signing the revised permits from the Excavation Permit for the Davis Pit. Secretary, Melissa Salinardi, will mail copies to Newport Sand & Gravel Co. Inc., and the other copies will be on file at the Town Hall. As a reminder there are no changes to the wording of the permit, other than to correct a typo in the lot number.

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

Signage Regulations (Review)

The board reviewed the proposed wording changes to the signage regulations that were brought up for discussion at the Zoning Board of Adjustment earlier this year. The Planning Board felt the new wording clarified areas that were previously confusing (see below for wording).

Original Wording:

G. OUTDOOR ADVERTISING

For the purpose of this ordinance, outdoor advertising shall be classified as commercial use, and shall be regulated according to the provisions of paragraph V.E.

E. Outdoor Advertising

Outdoor advertising shall be permitted only in conformity to the following regulations:

1. An outdoor sign shall not be larger than twenty (20) square feet for a business and shall not be larger than six (6) square feet for non-business related signage. Signs in excess of twenty (20) square feet in size, may be permitted by special exception, provided that the proposed sign is located on the premises of the business advertised, and is otherwise in compliance with all other restrictions set forth in this ordinance.
2. It shall not be placed within twenty-five feet (25') of a road centerline nor within one hundred-fifty feet (150') of an intersection unless affixed to a building and not extended beyond or above the same by more than three feet (3').
3. Illumination shall only be by continuous non-flashing and non-colored light and shall conform to the provisions of Section III.L.
4. A zoning permit for erection shall be procured from the Building Inspector at the usual fee.
5. Permanent advertising shall be permitted only on the premises of the commercial property advertised.
6. Off-premises advertising may be allowed only by special exception.

Proposed Wording:

G. OUTDOOR ADVERTISING (NO CHANGES PROPOSED)

For the purpose of this ordinance, outdoor advertising shall be classified as commercial use, and shall be regulated according to the provisions of paragraph V.E.

E. Outdoor Advertising

E.1 Conforming Outdoor Advertising

Outdoor advertising shall be permitted only in conformity to the following regulations:

1. Signage will only be allowed in recreational and commercial district, unless by exception.
2. An outdoor sign shall not be larger than ~~twenty (20)~~ square feet. A larger sign, of up to ~~thirty (30)~~ square feet in size, may be permitted by special exception, provided that the proposed sign is located on the premises of the business advertised, and is otherwise in compliance with all other restrictions set forth in this ordinance, see also lighting requirements (III.L).
3. ~~It shall not be placed within twenty five feet (25') of a road centerline nor within one hundred fifty feet (150') of an intersection. Signage shall be placed no less than five (5) feet from the property line set back unless affixed to a building and not extended beyond or above the same by more than three feet (3').~~
4. At no time may signage impair or impede vision of traffic.
5. If signage is intended to face in two directions, signage must be built back-to-back to ensure smallest footprint possible.
6. Home business signage is subject to provisions of V.E. and A.2.b.ii. Signs must be simple and are not permitted to be illuminated or have sound.
7. Illumination shall only be by continuous non-flashing and non-colored light and shall conform to the provisions of Section III.L.
8. The following signs are prohibited: Neon, tubular gas, animated, flashing, noise making, changeable electronic message boards or signs that have lights of changing degrees of intensity, brightness or color, or intermittently or intensely lit signs that could present a potential distraction or safety hazard to passing motorists or pedestrians, except as otherwise provided herein. Temporary seasonal holiday decorations are not considered as part of this regulation.
9. Signage shall be allowed by variance and special exception in accordance with the appropriate requirements for the type of use granted.
10. A zoning permit for erection of signage shall be procured from the Building Inspector at the usual fee.
11. Permanent advertising may be allowed only by special exception.
12. Billboards are prohibited.
13. Every attempt should be made to preserve the character and charm of the town when considering the design and installation of outdoor signage.

E.2 Existing Non-Conforming Signs (NEW SECTION):

Every sign lawfully in existence at the time of adoption of these regulations may continue in existence and be maintained by the owner of the premises, but may not be changed in any of its dimensions or character or be moved, unless it is made to comply with these regulations. In the event there is a change of ownership of the premises, a change of tenants, or a reconstruction of a sign, then all signs must be brought into compliance with these regulations.

Any non-conforming signs, the use of which had been discontinued for a period in excess of ninety (90) days, shall not be reestablished, restored or repaired unless it is made to comply with these regulations.

Bruce Nadeau motioned to bring the proposed wording before the town at the public meeting to be held in November. Fred Smith seconded the motion. All in favor, the new proposed wording of the signage regulations will be brought before the town for a vote during the November public meeting.

Member Discussion

The board discussed the current member situation; they agreed to continue the search for members and alternates. This will remain a standing item until filled.

Review of August 2, 2018 Meeting Minutes

Bruce Nadeau motioned to accept the minutes from August 2, 2018. George Hebert seconded the motion. All were in favor, minutes approved ‘as is’.

Review of September 6, 2018 Meeting Minutes

Bruce Nadeau motioned to accept the non-quorum meeting minutes from September 6, 2018. Fred Smith seconded the motion. All were in favor, minutes approved ‘as is’.

Review of Excavation Regulations (continued)

Discussion was had in regards to possible changes to the Excavation Regulations. The board decided that only a few changes were needed to the regulations.

1. The board was in agreement to define the term “operation” on page two (2) as follows:

Original Wording:

“OPERATION” For the purposes of Sections III.4-a.O and P of these regulations, the term “operation” includes the operation of any heavy motorized equipment or vehicles or the use of back-up warning devices or other noise-generating devices. It includes excavation activities, as well as any activity ancillary to excavation, such as land clearing or reclamation, which generates noise from power equipment such as bulldozers or chainsaws. The term does not include the use of personal passenger vehicles to access or inspect the site or normal conversation.

Revised Wording:

“OPERATION” For the purposes of Sections III.4-a.O and P of these regulations, the term “operation” includes the operation of any heavy motorized equipment or vehicles or the use of back-up warning devices or other noise-generating devices. It includes excavation activities, as well as any activity ancillary to excavation, such as land clearing or reclamation, which generates noise from power equipment such as bulldozers or chainsaws, **except those allowed by conditions specifically noted in the permit**. The term does not include the use of personal passenger vehicles to access or inspect the site or normal conversation.

2. The board was in agreement to define the warm-up period section on page three (3) for clarification purposes as follows:

Original Wording:

None.

Suggested Wording:

The warm up period is the 15 minutes immediately preceding, the by established town regulation, or by permitted exemption, start time of excavation activities. See section III.4.a. Operation Standards section P for additional guidelines.

3. The board was in agreement to define the explanation of warmup activities on page 13 as follows:

Original Wording:

None.

Revised Wording:

Add explanation of warm up activities add in new “P” and renumber: Warm up activities are limited to the warm up of loader engines only and may be conducted as long as the loader is located in such a location/ position that noise from this preparatory activity will not be noticeable to abutters and neighbors. The use of the warm up period is granted by conditional permitting only at the approval of the Planning Board.

4. Columbus Day (page 13): The board was in agreement to remove Columbus Day as a holiday that excavation and related activities may not occur and to allow for operations to occur during the holiday. The reasoning behind this discussion is that Columbus Day while a recognized state and federal holiday; New Hampshire State Offices do not close for the holiday and continue business as usual.

Original Wording:

P. No “operation” as defined in Section III.1 of these regulations shall take place on Saturdays, Sundays, or legal state and federal holidays.

Revised Wording:

P. No “operation” as defined in Section III.1 of these regulations shall take place on Saturdays, Sundays, or legal state and federal holidays; with the exception of Columbus Day. Columbus Day is excluded from this list of holidays and work may be performed on this day.

Bruce Nadeau motioned to approve the following four (4) items; 1. On page two (2), more definition to the term operation; 2. On page three (3), define the warm-up period; 3. On page 13, define the explanation of warmup activities. 4. On page 13, remove Columbus Day as a no-operation holiday. Fred Smith seconded the motion. All in favor, the items mentioned above were agreed upon by the board.

Bruce Nadeau motioned to approve the changes and move the items to the public November meeting. George Hebert seconded the motion. All in favor, the proposed changes will be moved to the November meeting for further voting.

Public Meeting Preparations

Bruce Nadeau motioned to hold the public meeting on November 15th at 7pm. Fred Smith seconded the motion. All in favor, the public meeting will be held on Thursday, November 15, 2018 at 7:00pm.

During this meeting, the following items will be discussed, voted on and possibly moved to the March town meeting for further voting.

1. Zoning and Building Ordinance changes (see Minutes 4-19-18 Final).
2. Subdivision Regulations (see Minutes 4-19-18 Final).
3. Sign Regulations (see above Signage Regulation Proposed Changes).

4. Excavation Regulations (see above Excavation Regulation Proposed Changes).

Other Business

- Chair Bursey received a letter from Mr. Carroll, Jr. which she read to the board. The letter was in reference to the Anderson Pit. The letter informed the board that the Anderson Pit permit for Phase I would not be renewed in October. No action was needed on this letter. The official record will be on file with the town.
- Chair Bursey shared with the board a letter received from the Upper Valley Lake Sunapee Regional Planning Commission regarding the state 10-year plan. Selectman representative, Bruce Nadeau will present the letter before the selectman for review. No action from the Planning Board will be taken at this time.
- Chair Bursey reminded the board members that the Right-to-Know training will be held Wednesday, September 26th at 7pm, all are encouraged to attend and the training is free, open to the public, and light refreshments will be served.
- The board discussed possible dates for the Annual Pit Inspection. Chair Bursey will contact Mr. Carroll, Jr. to see if Saturday, October 20th at 9am would be available for an inspection.
- The next meeting will be the first Thursday of the month - October 4th, 2018. Due to a conflict with the Goshen School Board meeting, the Planning Board will meet downstairs in the Selectmen's Office.

Standing items

- Prepare for Public Meeting on suggested regulation updates
- Pit Inspection - update
- Member Discussion - seeking alternates

Items to be voted on during end of year public hearing

- Set back regulations (revised)
- Small detached building regulations (revised)
- Proposed Signage Regulations (revised)
- Excavation Regulations (revised)

Bruce Nadeau motioned to adjourn the meeting; Fred Smith seconded the motion, all were in favor.

Meeting adjourned at 7:31p.m.

Respectfully Submitted,

Melissa Salinardi
Recording Secretary