

**Town of Goshen  
Planning Board  
Minutes of September 5, 2019  
FINAL APPROVED**

**Planning Board members present** (*quorum* = 3): Alicea Bursey (Chair), Fred Smith, Bruce Nadeau, and Stephen Bursey

**Alternate (s):** Karyn Berriault (non-voting)

Guest (s): Kevin Bevilacqua, Kurt Sternlof, Don Zerba,

**Meeting called to order at 7:04 p.m.**

**Review of August 15, 2019 Meeting Minutes**

**Bruce Nadeau motioned to accept the minutes from August 15, 2019. Fred Smith seconded the motion. All were in favor, minutes approved ‘as is’.**

**Member Discussion**

Alicea Bursey informed the board that Karyn Berriault had not previously met all the requirements of the town/state to become an alternate with the Planning Board. Those requirements were completed last week and Karyn Berriault is now officially registered and is now able participate during board meetings as an alternate. Though a vote was made previously to accept Ms. Berriault as an alternate member, a second vote was taken this evening now that all steps in the process were completed.

**Bruce Nadeau motioned to accept Karyn Berriault as an alternate member of the Planning Board. Stephen Bursey seconded the motion. All were in favor, Karyn Berriault is now an alternate member of the Planning Board.**

Additional alternate members are still needed for the Planning Board, this topic will remain a standing agenda item until filled. Anyone interested in becoming an alternate member of the Planning Board should stop by any of the Planning Board meetings at the first or third Thursday of the month at 7pm in the Goshen Town Hall.

**Capital Improvement Plan - Highway Department/Transfer Station**

Kevin Bevilacqua brought four suggestions regarding improvements to Goshen roads to the board’s attention as follows:

1. Rands Pond Road - should be built-up/repared.
2. Rands Pond Road - culverts should be replaced.
3. Lear Hill Road - rocks should be removed from the sides and gravel should be added to fill in and repair the road.
4. Center Road - some parts of the road need to be re-shimmed. No additional equipment will be needed.

Kevin Bevilacqua made a suggestions for improvements at the Transfer Station as follows:

1. New gate
2. New parking signage.

Mr. Bevilacqua noted several changes could be made to improve the overall traffic flow at the Transfer Station during open hours and would like to do some research regarding costs of recycling and whether there are more beneficial options available to the town. The board will wait for informal (not sent out to bid) estimates from Mr. Bevilacqua before they proceed with the next steps of the Capital Improvement Plan.

*Remaining Tentative Schedule for CIP Discussion:*

Library, Conservation, and Cemetery: October 3, 2019

**Sub-Division Discussion (Bevilacqua)**

There was a brief discussion on the requirements for road frontage for a possible sub-division on Route 10. No formal request has been submitted, the board will research frontage requirements for this possible sub-division.

**Land Acquisition Discussion (Sternlof/Zerba)**

Don Zerba and Kurt Sternlof approached the board regarding a purchase of land located on Four Corners Road. Don Zerba owns a piece of land that he would like to sell to Kurt Sternlof. Mr. Sternlof and Mr. Zerba presented the board with the results of their research on the parcel and noted that the parcel in question is currently being taxed along with other parcels as one unit. The question to the board was, is a lot line adjustment or other action required for the purchase to be completed on only one parcel of land.

Mr. Sternlof and Mr. Zerba presented the board with copies of the deeds and tax maps. While the town tax map shows one lot (Zerba), the lots are billed as one unit and the deeds show the parcels as all separate, non-merged parcels. Mr. Sternlof and Mr. Zerba also noted that no lot line adjustments, mergers, or annexations were on file with the town or at the Registrar of Deeds.

The board noted that that if in the future, Mr. Sternlof would like to merge the Zerba parcel with his existing lot, then a lot line adjustment would be needed with the town. No actions or votes were necessary.

**Newport Sand and Gravel (Anderson Pit DES Permit)**

The board received and reviewed the NHDES Wetlands (regular periodic updates are required by the state) permit from Newport Sand & Gravel Co., Inc (Permit #WPS-5574B). The board felt that the permit was consistent with previous walk-through inspections and had no issue with the updated permit.

**Sub-division Request (Knowlton)**

A sub-division request was submitted via mail to the board by Mr. James Knowlton on an 8-acre parcel at 256 Center Road. The board reviewed details of the request, however, the application was incomplete. The board will request Mr. Knowlton to join them during the next meeting to discuss this issue further. No actions were made at this time.

**Annexation (Porter/Mitchell)**

The board has not heard any further updates on this annexation and has decided to drop this from the agenda until new information is presented.

**Other Business**

- The next meeting will be the third Thursday of the month - September 19, 2019.

**Standing items**

- Capital Improvement Plan (Conservation Commission, Library, Cemetery Commission all on 10/5)

- Sub-Division Request (Knowlton)
- Sub-Division (Bevilacqua)
- Member Discussion - Standing Item

**Bruce Nadeau motioned to adjourn the meeting; Stephen Bursey seconded the motion, all were in favor.**

**Meeting adjourned at 8:02p.m.**

Respectfully Submitted,

Melissa Salinardi  
Recording Secretary