

**Town of Goshen
Planning Board
Minutes of September 19, 2019
FINAL APPROVED**

Planning Board members present (*quorum* = 3): Alicea Burse (Chair), George Hebert (Vice-Chair), Fred Smith, and Bruce Nadeau (ex-officio to select board)

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

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

Review of September 5, 2019 Meeting Minutes

The board discussed possible amendments to the minutes of September 5, 2019. The board decided to make one change to the minutes. Under Land Acquisition Discussion (Sternlof/Zerba) in the second paragraph, “While the town tax map shows separate lots (Zerba), ...”. This will now state, “While the town tax map shows one lot (Zerba), ...”. The board voted to make just one change, no further changes were made.

Bruce Nadeau motioned to accept the minutes ‘as amended’ from September 5, 2019. George Hebert seconded the motion. All were in favor, minutes approved ‘as amended’.

Sub-Division Discussion (Bevilacqua)

There was a discussion on the requirements for road frontage for a possible sub-division on Route 10. The property currently does not have enough road frontage to meet the 175’ then requirement. The board reviewed a tax map of the property and discussed possible methods of meeting the 175’ road frontage requirement. The board sees only one way that the Bevilacqua’s can meet road frontage requirements (based on frontage of the road and cul-de-sac), which would be to install and build a road with a cul-de-sac that meets state and town specifications including being able to accommodate a fire truck. The board notes concerns over setbacks from the river, location to the flood-plan in the area with a dam noted to be in critical status, all in which that may affect the position of the house, septic and all other components of a new build. No further discussion was had and no actions were taken.

Sub-division Request (Knowlton)

A sub-division request was submitted via mail to the board by Mr. James Knowlton (Deb Knowlton is the point of contact) on an 9.27-acre parcel at 256 Center Road (Tax Map 202, Lot 29). The board reviewed details of the request and looked at the tax map, however, the application was still incomplete. Before the property can potentially be sub-divided, the board must receive information regarding the following concerns:

1. The year that the parcel was established must be presented,
2. A fee schedule must be completed,
3. Test Pit data must be received.

The board will not proceed until the above information is received. No actions were made at this time.

Member Discussion

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.

Other Business

- **Capital Improvement Plan:** Chair Bursey reminded the board that during the next meeting, the Conservation Commission, Library, and the Cemetery Commission are scheduled to discuss CIP.
- **Newport Sand & Gravel Pit Inspection:** The annual pit inspection is scheduled for Saturday, October 19th at 9:00am. This is a public meeting.
- **Annexation (Porter/Mitchell):** An update has been given to the board. Mr. Porter is waiting on the surveyor and will update the board with new information as soon as it is available. The board decided to add this item back to the agenda.
- The next meeting will be the first Thursday of the month - October 3, 2019.

Standing items

- Capital Improvement Plan (Conservation Commission, Library, Cemetery Commission)
- Sub-Division Request (Knowlton)
- Sub-Division (Bevilacqua)
- Annexation (Porter/Mitchell)
- Member Discussion - Standing Item

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

Meeting adjourned at 7:50p.m.

Respectfully Submitted,

Melissa Salinardi
Recording Secretary