

**Town of Goshen
Planning Board
Minutes of June 18, 2020
FINAL**

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

Guest (s): Wayne McCutcheon, Ernie Dennis, Dianne Craig, Dennis Giannotti, Corey Bevilacqua, Kevin Bevilacqua, Tracey Bevilacqua, Michelle Bergeron, Robert Belmore, Adriana Belmore, Tim Leslie Robert Lam, Katherine Hathaway, and Alan Greehalgh

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

Edina Subdivision (Wayne McCutcheon)

Chair Bursey opened the Public Hearing portion of the meeting to discuss the completeness of the application and potential subdivision on 276 Brickyard Road (Tax Map 207). The subdivision will consist of two lots, one with approximately eleven (11) acres and the other with five (5) acres. Mr. Wayne McCutcheon, representing Edina Realty and Alan Greehalgh, presented the board with maps of the proposed subdivided lots.

The board discussed several concerns.

1. Rock/Stone Wall Removal: During the course of due diligence the board learned that a rock wall going through the property had been partially removed to make way for a driveway on the smaller proposed lot. The board discussed the state RSA and town regulations regarding this action. At the town level, permission to remove or alter a rock/stone wall is obtained through the driveway permitting process. The wall was removed without a driveway permit.
2. Driveway Permit: A driveway permit was not obtained by the applicant. A driveway was installed in the second (proposed) lot and during the installation part of a rock/stone wall that goes through several properties was removed.
3. Septic Design: Bruce Nadeau was under the assumption that a septic design must be presented with the plat to the Goshen Health Officer before the Health Officer can sign off on the subdivision. However, not all board members agreed. Further information will be acquired to determine if this is necessary for approval. Mr. Nadeau, the Health Officer, will be connecting with the state offices and reviewing then regulations for clarification on this issue.
4. It was noted that work on the house remaining on the approximately 11 acre lot had been performed without a building permit.

Chair Bursey opened the floor for public discussion. Several abutters agreed that their main concern was the potential development of rental apartments in the future and the increase of noise, and traffic which would degrade the overall living experience in that area.

Wayne McCutcheon along with Alan Greehalgh, property owner, reassured the abutters that there is no intent to build a septic system and further turn the smaller lot, which currently has a garage on it, into a rental property in the future. Mr. Greehalgh states that he does not intend to further subdivide the approximately eleven (11) acre lot and would be willing to put that into the deed.

Bruce Nadeau motioned to consider the application as incomplete pending resolution of the driveway and

septic concerns and moved the proposed subdivision request into a continuance which will take place during the July 16, 2020 meeting. Fred Smith seconded the motion. All were in favor.

The continuance of this subdivision request allows Edina Realty and the board address issues. Bruce Nadeau (Health Officer) will check State requirements for septic designs regarding subdivision of lots and review town guidance on installing a driveway without a permit. The Edina Subdivision has been added to the agenda for the July 16th meeting. No further actions were made at this time.

Subdivision (Bevilacqua)

An updated draft map/plat was submitted by Corey Bevilacqua who is seeking a subdivision on Mill Village Road South (Route 10). The board reviewed and discussed the changes made to the map which now shows a hammerhead driveway design to address the needs outlined in the town regulations. The board agreed that the revised map now accounts for the corrected driveway regulation specifications and the flood plain has been addressed and is not an issue.

Bruce Nadeau made a motion to move forward with the abutter notification process, application completeness, and public hearing. Fred Smith seconded the motion. All were in favor.

The Public Hearing for the discussion of the proposed subdivision will take place on Thursday, July 16, 2020 at 7:00 pm. The Recording Secretary will post the hearing notifications in town-designated public locations and an advertisement will be included in the Eagle Times before July 1, 2020. Abutters will be notified through registered mail.

No further actions were made at this time.

Review of Minutes

The board reviewed the minutes of June 4, 2020.

Bruce Nadeau motioned to accept the minutes of June 4, 2020 “as is”; Fred Smith seconded the motion. All were in favor.

Member Discussion (ongoing)

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

- The next meeting will be the first Thursday of the month – July 2, 2020.
- **Capital Improvement Plan:** No discussion was had on the Capital Improvement Plan. The discussion will continue at a future meeting.

Standing items

- Capital Improvement Plan
- Edina Subdivision (Wayne McCutcheon)
- Subdivision (Bevilacqua)
- Regulation Discussion (Based on Housing Crisis Article) - Pending
- Member Discussion - Standing Item

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

Meeting adjourned at 8:00p.m.

Respectfully Submitted,

Melissa Salinardi
Recording Secretary