

**Town of Goshen  
Planning Board  
Minutes of October 15, 2020  
FINAL**

**Planning Board members present** (*quorum* = 3): Alicea Bursey (Chair), Fred Smith, and Bruce Nadeau (Ex-officio from the Select Board Representative), Steve Bursey (arrived at 7:33pm)

**Meeting called to order at 7:01 p.m.**

**Review of Minutes**

The board reviewed the minutes of October 1, 2020.

*Bruce Nadeau motioned to accept the minutes of October 1, 2020 “as is”; Fred Smith seconded the motion. All were in favor.*

**Newport Sand and Gravel**

A renewal permit for the Anderson Pit site was submitted to the board. The board completed review of the permit and found no issues with it.

The Public Hearing for the discussion of the renewal of the excavation permit for Anderson Pit will take place on November 5, 2020 7:00 pm. The Recording Secretary will post the hearing notifications the requisite locations before October 21, 2020. Abutters will be notified through registered mail.

**Annexation/Merger (John Hooper)**

The board signed the mylars for the Hooper project. The annexation/merger is still in the 30-day appeal period until the first week of November. No questions or concerns have been brought to the board. No actions were made.

**The Hersey Property/Pit**

Chair Bursey sent an email correspondence to Mr. Hersey alerting him to the requirements for the board to notify a permitter that a permit is expiring and providing a reminder that an excavation permit is needed for any excavation activities in the Goshen portion of the pit. A reply has not been received. No actions were made.

**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 – November 5, 2020.
- The Public Hearing for the Anderson Pit Renewal Permit will take place on Thursday, November 5, 2020 at 7pm.
- **Solar/alternative energy:** The board briefly discussed this topic and decided to discuss it in depth after the new year.
- **Pit Inspection:** Will take place on Saturday, October 24, 2020. The board will meet at the Anderson Pit at 9a.m. This is a public meeting.

- **Capital Improvement Plan:** Chair Bursey is working on a rough draft for the board to review. No actions were made.
- **Pheasant Run Farm Project (Brook Road):** On September 28, 2020, Chair Bursey was called before the Selectboard to discuss this project. The discussion ended with Chair Bursey recommending a review of Goshen regulations and ordinances by town legal counsel to determine if this project, in its draft form, complies with the regulations and ordinances of the town. The request was sent to UVLSRPC, their notes were sent to the Selectboard on October 13, 2020.

As of this Planning Board meeting, Mr. Nadeau has not submitted any applications or supporting documents to the board, this was an *ad hoc* informational session only. Ordinances and regulations not limited specifically to density, setbacks, exceptions, and variances among other topics were discussed as well as what would be needed to apply for this project.

As the project mirrors a previously proposed project by Mr. Nadeau, there was a discussion regarding what the process of review and consideration would look like if the project is submitted for consideration. Though not a requirement of the board, Chair Bursey encouraged Mr. Nadeau to have information available about the project for the community should he move forward with the project.

The discussion ended with the board feeling a legal opinion may still need to be explored. No actions were made.

#### **Standing items**

- Multi-Part Project (John Hooper) – close of 30-day appeal period
- Solar/alternative energy RSA and town regulation discussion - will discuss in 2021
- Capital Improvement Plan - Pending
- Regulation Discussion (Based on Housing Crisis Article) - Pending
- Member Discussion - Standing Item

*Fred Smith motioned to adjourn the meeting; Alicea Bursey seconded the motion, all were in favor.*

**Meeting adjourned at 7:55p.m.**

Respectfully Submitted,

Melissa Salinardi  
Recording Secretary