

**Town of Goshen  
Planning Board  
Minutes of June 4, 2015 (Final)**

**Planning Board Members Present:** Doug O'Clair (chair), Alicea Bursey (vice chair), Fred Smith, Bruce Nadeau, and Chip Ball (select board representative)

Meeting called to order at 7:02 p.m.

**Review of Minutes from May 7, 2015**

The Board reviewed the minutes of May 7, 2015.

**Alicea Bursey motioned to accept minutes from May 7, 2015. Bruce Nadeau seconded the motion. All in favor, minutes approved.**

**Review of Posting Procedure**

The Board went over the proper procedure of posting minutes with the new secretary, Melissa Salinardi.

Minutes from the Planning Board Meetings should be posted in draft format within 5 days of the meeting and should be placed in three (3) locations within the town (1. Bulletin board at the Post Office; 2. Bulletin board at the Town Hall; 3. The Town of Goshen Website).

Melissa Salinardi will be responsible for posting the meeting minutes within the proper time frame.

**Review of George Grant's Subdivision Proposal (Messer Rd)**

George Grant's original request (see May 7, 2015 minutes) to adjust the lot line on his property was reviewed and it was brought to the attention of the board that Mr. Grant did not file the proper paperwork with the county. Mr Grant had 30 days allotted to him from the time of ZBA approval to register his lot line change with the county. It appears that Mr. Grant may have only registered the Sunapee portion of the property and not the Goshen property with the county. Frederic Smith will check with the Town of Sunapee to see what was registered and when. If the Goshen property change was recorded with Sunapee, the board will review the regulations and RSA's to see if this recording meets all requirements. If the recording does not satisfy the requirements of the RSA and the ZBA, the lot line adjustment request from May 7, 2015 will be void and will need to be brought to the Goshen Planning Board again for further review.

**Form Updates**

## **1. Application for Driveway Permit**

The Board reviewed and updated the Driveway Permit Form.

- Under the Property owner/applicants agreement section, #6 will now read, “That as a condition of the permit, the required culvert (s) will be maintained by the town. The driveway is the responsibility of the property owner and will be kept in good repair at the expense of the property owner.”
- In the same section, #7 will be added and it will state, “Replacement of damaged or dysfunctional culvert (s) will be at the expense of the property owner. The property owner will be responsible for providing payment in full within 30 calendar days of the completion of the installation. If the property owner fails to pay for the installation within 30 calendar days, the property owner will be assessed the charges thru a lien on their respective property.”
- Also, in the same section, #8 will be added and it will state, “If the property owner receives notice that the culvert needs replacing or repair, the property owner has 30 calendar days to respond to the town in writing as to how the issues will be addressed. After 30 calendar days the Goshen Road Agent will begin the replacement/repair work as deemed necessary.”

These changes will be made to the document and reposted on the website.

## **2. Application for a Special Exception**

Doug O’Clair suggested that the Section and Criteria on the Application should be filled out so that applicants will not have to search elsewhere for the proper material.

The blank Subdivision section will now read, “Section IX b of the Zoning Ordinance.”

The blank criteria spaces will be filled and will read;

1. No adverse effect upon: the character of the area in which the proposed use will be located.
2. No adverse effect upon: the highways and sidewalks or use thereof located in the area.
3. No adverse effect upon: town services and facilities.

## **Other Business**

### **Mount Sunapee Expansion Project**

Alicea Burse presented her concern and suggested that the Board collect some data on the Sunapee Expansion Project and put together a statement from the Board, which can be used if needed.

Bruce Nadeau stated that some of the concerns people are having are unrealistic, i.e. the condos, which is actually something that has not been approved at this time and may not happen for several years.

Fred Smith stated that he foresees residential rental property becoming available in the town as well as in other towns in the surrounding areas.

Doug O'Clair stated that it is important to remember that whatever decisions are made, we have regulations for a reason and they must be followed. He also stated that no matter what happens, there must be a balance with both people and nature.

### **Historical Impact Letter**

A letter from Mark Jacobson (36 Mill Village Rd) was presented to the Board and read by Doug O'Clair.

The letter stated that there was no historical impact and whatever needed to be done, could take place.

### **Annual Upper Valley Sunapee Planning Commission Meeting and Dinner**

Doug O'Clair brought to the Boards attention that the annual planning meeting and dinner would be held on June 17th in Grantham at the Bistro Nouveau at 8pm. If anyone is interested the cost would be \$30 per person.

**The next Board meeting will be held on July 2, 2015.**

**Bruce Nadeau motioned to adjourn the meeting; Alicea Bursey seconded the motion, all were in favor. Meeting adjourned at 8:08 p.m.**

Respectfully Submitted,

Melissa Salinardi  
Recording Secretary