

**PLANNING BOARD MEETING MINUTES**  
TUESDAY, JANUARY 8, 2013  
PUBLIC HEARING ON MASTER PLAN

Attendance: Vice Chair, Doug O'Clair); John Wirkkala; Allen Howe (acting member sitting in for Ed Peckham); Chip Ball; Richard Moen; Stephen Bursey; AliceaBursey (as secretary and sitting in for G. Hebert).

Audience: Mary Wirkkala; Bea Jillette; Peta Brennan, Bob Bell, Ed Anderson

Mr. Howe gave an overview of the updated master plan which included revisions provided by the planning board. Mr. Howe cited the RSA that guides the need for a town master plan and gave an overview of the reports provided by the UVLSRC. Mr. Howe spearheaded the compilation of, reviews included in and the edits of the new master plan. Key issues were identified by various committees and town tax records were used to mail out surveys.

Mr. Howe reviewed the vision and goals section found on page six of the new masterplan and read it aloud. Mr. Howe defined managed growth as growth that can be sustained with the resources available.

Ms Brennan from the audience asked what the immediate and specific changes were in the master plan? Mr. Howe replied that the whole plan has changed.

MsJillette asked if the master plan had ever actually been used or if it had just been forgotten? Mr. Howe replied that he believes the plan has been used and elaborated on a few shifts that have occurred since a master plan was established. Ms Brennan commented that she believes that the master plan could help steer decisions of the budget committee.

Mr. Howe pointed out that not all the facts in the last master plan, adopted in 2002, are current to which Ms Brennan asked if there could be an addendum added to the plan. Mr. Wirkkala brought a draft of possible amendments that could be made and either added in to the master plan or added as an addendum. Ms Brennan commented on the recent vote to change the light commercial district that is covered in the master plan and stated that there were sweeping changes involved with that vote and that more detail should appear in the master plan. Mr. Howe called a point of order and stated that the board should complete the review of the master plan, then open the floor up to comments from the audience.

Mr. Howe noted that the meeting minutes will reflect the changes to the master plan and that the master plan will be posted as a final copy with those changes incorporated.

A motion to update the master plan and address a limited number of factual statements in regard to Newport Sand and Gravel was made by Mr. Howe and seconded by Mr. Wirkkala.

A review of the changes proposed by Mr. Wirkkala follows:

#1: A motion to change the wording on page 26 of the master plan was proposed by Mr. Wirkkala. The change would be:

*On page 26, in the paragraph beginning "On four separate occasions," in the last sentence, strike the words "and final" that appear after the word "fourth."*

The motion was seconded by Mr. Howe, no comments from the public, all in favor, motion passed.

#2: A motion to change the wording on page 27 was proposed by Mr. Wirkkala. The change would be:

*Strike the last sentence of the first full paragraph and add two new paragraphs as follows:*

NS&G's 2012 application finally produced a different result. The fifth application proved to be the charm. On Wednesday, April 18, 2012, a newly comprised ZBA found this new, fifth application to be materially different from the prior four proposals. At a subsequent hearing held on Wednesday, July 25, 2012, this ZBA decided that the new proposal would satisfy all the Ordinance's criteria. The special exception was therefore granted on July 25, 2012. The ZBA's decision on this matter was the subject of a citizen appeal, and a rehearing took place on September 2, 2012. At this rehearing, the ZBA reaffirmed its July 2012 decision granting the special exception. A Planning Board hearing held on October 11, 2012, provided the necessary permit to operate an excavation at the site.

On November 28, 2012, NS&G filed a notice of withdrawal of appeal from the New Hampshire Supreme Court of its pending legal action against the Town of Goshen. The Town of Goshen assented to this decision and notice of the withdrawal was formally ordered by the Supreme Court on December 4, 2012.

This statement was further edited by the planning board to be:

*strike the last sentence of the first full paragraph and add two new paragraphs as follows:*

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Goshen. The Town of Goshen assented to this decision and notice of the withdrawal was formally ordered by the Supreme Court on December 4, 2012.

The motion was seconded by Mr. Howe, no comments from the public, all in favor, motion passed.

#3: A motion to change the wording on page 29 was made by Mr. Wirkkala. The suggestion change is:

*On page 29, after current wording on earth excavation as bulleted, add the following sentence:*

On October 11, 2012, the Planning Board approved a permit for NS&G to operate an excavation at the Anderson site.

The motion was seconded by Mr. Howe, no comments from the public, all in favor, motion passed.

#4: A motion to change the wording on page 33 was made by Mr. Wirkkala as follows:

*On page 33, strike the first sentence in the second paragraph, and add the words: "In the future" at the beginning of the next sentence, which now begins "The Town should be cautious ..."*

*And further, add a final sentence, which follows the above sentence:*

In this instance, although the Town failed to approve a sweeping change in the zoning ordinance to allow excavation in the Light Commercial zone, the ZBA, in July 2012, did grant a special exception allowing excavation to take place for a specific site within that zone, in response to a new application from NS&G.

The motion was opened to the floor at which time Ms Brennan suggested the following revision:

In this instance, although the Town failed to approve a change in the zoning that would allow excavation in a newly expanded Light Commercial zone, the ZBA, in July 2012, did grant a special exception allowing excavation to take place for a specific site within the original light commercial zone, in response to a new application from NS&G.

Ms Brennan's change was accepted by the board, the motion was seconded by Mr. Howe, all approved and the motion passed.

Ms Brennan commented that section 5; A-1 would have been deleted under the petition. Ms Brennan would like this section included in the master plan, Ms Brennan feels that the current wording in the master plan is over simplistic and would like the whole zoning

amendment included. Mr. Howe reviewed this section with Ms Brennan and after the review Ms Brennan is fine with the current wording, hence there will be no changes to this section. Ms Brennan did state that she believed the relevant legal guideline references should remain or they would become invalid. Mr. O'Clair explained that he felt this was not necessary and would not invalidate anything. No changes were made.

The select board offered input on changes for the master plan in regard to the town office, the current status of fiber optic cable, Fairpoint and the town garage. The select board would like these items included in the master plan to show positive program changes.

On page 71, the first paragraph under "Communications Infrastructure", the select board would like to add in that Fairpoint is currently providing high speed internet access to a significant portion of the town as of October 2012.

This change was proposed by Mr. Howe and seconded by Mr. Ball, there were no comments from the public, all in favor, motion passed.

The select board also suggested that there be mention in the master plan that the library, fire department and town hall are all currently hooked up to fiber optic cable (soon to be active) which was installed by the Fast Roads grant. The project is expected to be functional in 2013.

The statement will be included on page 71 under "Communications Infrastructure" before the sentences starting "Further information on this..."

The motion was made by Mr. Howe, seconded by Mr. Wirkkala, no public comments were received, all approved, motion passed.

A final change to the master plan was proposed by Mr. Wirkkala, that the following bullet item be added to the top of page 71:

In 2012 the Society was awarded a Conservation License Plate Grant from the New Hampshire State Library to preserve three volumes of Goshen's early Town records. Preservation work made possible by the grant will be undertaken by Kofile, Inc., in 2013.

The motion was seconded by Mr. Howe, no comment from the public, all in favor, motion passed.

The cover page will show an adoption date of 1/8/13.

Mr. Howe motioned to approve the master plan with the changes listed above the motion was seconded by Mr. Wirkkala, all in favor, the motion passed.

**OTHER BUSINESS:**

Mr. Howe requested that the 1/29 planning board meeting be the first meeting used to discuss and review changes to the current subdivision regulations.

Mr. O'Clair discussed the Eckholm property and reviewed the recent communication with Attorney Waugh regard said property. A general motion to recognize the new deeds was approved by both boards without comment.

Motion to adjourn made by Mr. Ball, seconded by Mr. Howe all, in favor, meeting ended at: 8:45 pm.

**Minutes by: AliceaBurse**