

**Town of Goshen
Planning Board
Minutes of March 20, 2014**

Members Present: Doug O'Clair, Chip Ball; Alicea Bursey; Steve Bursey; George Hebert; Rich Moen

Chair O'Clair called the meeting to order at 7:00 p.m.

OTHER BUSINESS

Election of Officers

Chair O'Clair introduced Bruce Nadeau to the Board as the newly elected Planning Board member filling Ed Peckham's seat. Allen Howe has resigned as an alternate member to the Planning Board. The Board still has Rich Moen and Steve Bursey as alternates, but Mr. Howe's seat remains open.

Mr. Ball made a motion to elect Doug O'Clair as Chair of the Planning Board for the ensuing year. Ms. Bursey seconded the motion. All in favor.

Mr. Ball made a motion to elect Alicea Bursey as Vice-Chair of the Planning Board for the ensuing year. Mr. Hebert seconded the motion. All in favor.

Mr. Moen asked Chair O'Clair if the Board was going to appoint an administrator for billing purposes as was done in the past.

Chair O'Clair stated that past Board members did not feel comfortable with that position, so he has absorbed those duties as the Chair.

MINUTES

The Board reviewed the minutes of February 20, 2014.

Mr. Ball made a motion to accept the minutes of February 20, 2014 as written. Ms. Bursey seconded the motion. All in favor.

OLD BUSINESS

Jeff Volkens -180 Lempster Coach Road – Tax Ma 201 Lot 3.11

Mr. Volkens previously obtained a subdivision approval which included a variance from the 175' road frontage requirement granted by the Zoning Board. Access to the back lot was approved as a right of way across the front lot. Mr. Volkens stated that the pending sale fell through and he is

now hoping to find a buyer who would like to purchase the property as is, with the approved subdivision and new lot lines. Bu if a buyer does not want to keep the right of way to the back lot, Mr. Volkens stated that he would like to restore the lot lines as they were previously prior to the 2013 subdivision.

Chair O'Clair explained that in order to "un-do" the subdivision, an annexation approval is needed in order to revise the lot lines. Therefore, a new public hearing would have to be held, including public notice, abutter notification, and a mylar would have to be recorded indicating the property line update.

Mr. Moen advised Mr. Volkens that if he decides to annex the lots back to their original lines, section 4C.01 of the subdivision regulations requires the property owner to wait a period of ten years before the Board could re-hear a subsequent simple subdivision application. If a subdivision application is made within a ten-year period, it will be heard as a major subdivision application.

Mr. Volkens thanked the Board for the information.

CIP

Ms. Bursey agreed to write the CIP Introduction.

Chair O'Clair explained that the CIP is a planning tool to try to help budget the Town's upcoming expenses. It will be helpful to look back in the records 6 to 10 years to see what the fixed costs and trust fund balances are. Then, when the Planning Board suggests an expenditure to the Board of Selectmen, there will be an accounting of what it available in the existing funds and what will need to be raised through taxation.

Board of Selectmen

The Board met with representatives from the Select Board, Bob Bell and Chip Ball. Mr. Bell advised the Planning Board that the Select Board feels the following issues need to be addressed in the CIP

1. Grange Hall. The inside needs alot of work. It is still heated with propane heaters, the sewer, electrical, plumbing and insulation need to be brought up to code. Structurally, the floor is not very strong. If renovated, it could be used as office space, most appropriately by the police department. The top floor has historical significance, so no renovations should take place there. The upstairs may be an appropriate space to dedicate for Historical Society use. The Friends of the Grange has some money that could help offset the costs, but the money is restricted to use on the Grange Hall Building only.

Mr. Moen commented that the Select Board needs to decide exactly what needs to be done in order to accurately estimate the cost. e.g. sheetrock ripped out, electrical assessment, plumbing assessment. An accurate assessment of the infrastructure needs to be done.

Chair O'Clair commented that the Select Board should also have a suggestion as to the most appropriate use of the space would be. e.g. Police Department, General Office Space, Meeting Room, etc. Kitchen use and parking are also considerations.

Mr. Nadeau asked if the Grange sits on its own lot, or if it shares a lot with the Fire Department.

Mr. Bell stated that the Grange shares a lot with the Fire Department, which also is in need of a septic system.

2. Septic System for Fire Department and Grange. The Board discussed several different options for addressing the septic issue at the Fire Department/Grange Hall. Mr. Nadeau pointed out that the State may be receptive to granting certain waivers to offset costs since it is a municipal use.

Chair O'Clair commented that there are septic plans for the Grange and Fire Department that are still viable and could be discussed at a later date.

The Boards agreed that a septic system for the Grange and Fire Station should come before renovation of the Grange.

3. Town Hall Improvement Plan. Mr. Bell stated that the Town Hall has an Improvement Plan. There is some rot under the Town Hall in the crawl space, probably due to the lack of ventilation. There is a lot of ledge underground with water coming down from upslope behind the Town Hall. A retaining wall may need to be constructed to mitigate and direct the runoff. Mr. Bell informed the Board that the Town Hall was built in the 1860's but is not on the Historical Register.

4. Town Hall Office Space Renovation. Mr. Bell advised the Board that the Town Hall Office space does not meet safety codes, and the electrical needs to be updated. A second egress needs to be added. Mr. Bell commented that he believes the Town Hall Office Space Renovation could be completed this year without disrupting too much of the work flow.

Chair O'Clair invited the Selectmen to participate in the future meetings with the other department heads. He commented that it will be nice to improve the infrastructure to enhance the quality of the Town.

The Board agreed to invite the Highway Department and the Land Fill Department to the April 3, 2014 CIP meeting since they share the same site.

OTHER BUSINESS

Chair O'Clair informed the Board that after the CIP is complete, the Board should begin work on updating the subdivision and driveway regulations.

2014 Annual Gravel Pit Site Review needs to be scheduled.

Mountain Reach has until August 2014 to begin construction of the road right of way in order to vest their project under the previous approval. If not, the approval will be expired and the will have to begin the approval process all over from the beginning.

Ms. Bursey made a motion to adjourn. Mr. Nadeau seconded the motion. All in favor.
Meeting adjourned at 8:45 p.m.

Next meeting: April 3, 2014

Respectfully submitted,

Linda Plunkett
Recording Secretary