

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

Members Present: Doug O'Clair, Chair; Chip Ball, Alicea Bursey; George Hebert; Bruce Nadeau

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

PUBLIC HEARING

Site Plan Review - Heidi Wilcox - 18 Badger Road - Inlaw Apartment

Ms. Wilcox explained that she received approval from the Zoning Board of Adjustment to construct an inlaw apartment onto her home for the use of her parents. The existing building is 37 ft. from Badger Road, the addition will be 38 ft. from Badger Road. A second special exception was granted to construct less than 50 ft. from the right of way. There is a new state approved septic system on the northerly side of the house. The total new construction will be 604 sq. ft. There will be no change to the driveway access. The Board reviewed the application and plans.

Chair O'Clair explained that Ms. Wilcox will need to record an addendum on her deed to specify that the additional dwelling is not intended to be a rental space. If the space is to be rented in the future, a variance will need to be obtained from the Zoning Board of Adjustment. Once the deed is recorded, a copy should be provided to the Zoning Board of Adjustment to place in the public file. Chair O'Clair stated that Ms. Wilcox may begin construction when she is ready, no need to wait for an attorney to complete the deed addendum prior to beginning construction.

There were no questions from the public.

Ms. Bursey made a motion to approve the site plan review as presented. Mr. Nadeau seconded the motion. All in favor.

Chair O'Clair advised Ms. Wilcox that she will need a building permit before she begins construction.

MINUTES

The Board reviewed the minutes of August 7, 2014.

Ms. Bursey made a motion to accept the minutes of August 7, 2014 as written. Mr. Nadeau seconded the motion. All in favor.

UNFINISHED BUSINESS

CIP

Chair O'Clair pointed out that the transfer station was not included in the notes from the prior CIP discussion. The Board reviewed the needs of the transfer station as noted from meeting with the department heads on April 3, 2014. The Board agreed that the items requested did not need CIP designation. The retaining walls and dumpster repair do not meet the CIP criteria of \$3,000 or greater; and the new compactor is not a high priority since it will not need to be replaced within the next six years, and any repairs that may need to be made can be made for less than \$3,000.

The Board reviewed and gave input on the CIP draft prepared by Ms. Bursey.

Ms. Bursey asked if a Road Management Plan should be added into the CIP.

Chair O'Clair stated that the Masterplan addresses the road issue. He also commented that the CIP should indicate that the Board is intentionally leaving room for discretion for the Board of Selectmen and the Budget Committee to add to other capital reserve funds.

OTHER BUSINESS

Recording Device

Chair O'Clair stressed the need for the Town to purchase a recording device for the Boards to share.

Mr. Ball stated that he will bring in some purchase options, including Dragon feature.

Subdivision Regulations

Chair O'Clair advised the Board that after the CIP is adopted, the Board needs to update the subdivision regulations. He asked the Board members to familiarize themselves with the subdivision regulations in preparation for future discussion.

Anderson Pit

Chair O'Clair informed the Board that Dick Fraser stated that the Anderson Pit will be "graveled out" by the end of the year and that they will be seeking to open a new section south of where they are presently excavating.

Mt. Sunapee Master Plan

Chair O'Clair reminded the Board members of the Mt. Sunapee Master Plan informational meeting on August 26, 2014 at 6:00 p.m. at the Mt. Sunapee Lodge at Mt. Sunapee Resort

Rand Pond Camp Ground

Chair O'Clair informed the Board that DES has requested that the Planning Board review the progress at Rand Pond Camp Ground in regard to a request for an extension of time to an Alteration of Terrain permit.

Bruce Nadeau, owner of Rand Pond Camp Ground, explained that the time frame for his alteration of terrain permit is running out, and the State is requiring for Planning Board verification that the work is being done as reported. Everything is basically done except for the finish work.

Ms. Bursey made a motion to adjourn. Mr. Hebert seconded the motion. All in favor.
Meeting adjourned at 8:15 p.m.

Next meeting: September 3, 2014

Respectfully submitted,

Linda Plunkett
Recording Secretary