

**Zoning Board
Goshen, NH
Minutes of March 14, 2018
FINAL**

Attendance (*quorum* = 3): Alicea Bursey (Chair), Ray Porter (Vice-Chair), Judy Dunn, Dan Scott, Mike Chilson, and Stephen Bursey

Guests: Eric Danielson, Richard Moen, Deborah Fife, Robert Bell, Bruce Nadeau, and Tom Dombrowski

Meeting called to order at 7:03pm

Pheasant Run Farm Project

Chair Bursey opened the floor to Deborah Fife to share the plans for the Pheasant Run Farm Project.

Deborah presented to the board, information regarding a project for development of a 55-year-old and up senior living community. The location is off of Brook Road in Goshen on Pheasant Run Farm Road. She explained that the goal of the project is to offer affordable, stand alone, senior living houses in a cluster living environment. The plan is to create a single development consisting of clustered homes to preserve open space. She presented the board with proposed site plans that had been created by Mr. Tom Dombrowski. Ms. Fife will be seeking from the board variances on setbacks, and an exemption to the housing density.

Chair Bursey stated that just because there are no laws surrounding something like this in the town, doesn't mean it shouldn't exist. However, it would require the board's approval before any actions can be made. The board reviewed the proposal and discussed the pros and cons of this project. Questions regarding septic, road maintenance, trash removal, privacy for current neighbors, overall maintenance of the property, living guidelines, and preservation of town character were all discussed.

Bruce Nadeau stated, regarding the affect to the town, the only thing that will eventually need to be maintained by the town is the one main road going in and out of the property.

Judy Dunn asked whether in the future the individual homeowners could put additions on these homes, which would result in increases to the septic and water uses.

Bruce Nadeau and Deborah Fife both stated that no, this would not be an option for the homeowner. As owners of the property and complex, they will have strict policies that will not allow for changes of add-ons to the houses. They continued to state that because of the many regulations and audits that are in place they intend to be very cautious of the wording of the agreement that residents will sign. They hope, by creating a very strict contract, that many problems can be avoided.

Chair Bursey asked if there were any more comments or concerns. None were made. She stated that during the April meeting Ms. Fife's application for special exception would be viewed and voted upon by the board.

Mike Chilson motioned to move forward with the Pheasant Run Farm Project Application. Judy Dunn seconded the motion. All were in favor. The application for special exemptions will be voted upon during the April 11, 2018 meeting.

Chair Bursey suggested that Ms. Fife speak with the tax collector to determine how it will be assessed, this will provide proper categorization of the project. Once the board has reviewed and voted upon the completeness of the application, the board will move forward with the scheduling of the public hearing and notification of abutters.

Richard Moen asked if the plan, once approved, was to break ground within this year?

Bruce Nadeau answered, saying that yes, this is the plan if all goes well.

Chair Bursey asked if there were any more comments or concerns, none were made. Chair Bursey closed this portion of the meeting.

Discussion on Berriault Application

The Berriault's were not able to attend the March 14th meeting; therefore, Chair Bursey brought their request to the board. Chair Bursey stated for the record that she is a direct abutter to the property and is fully aware that this is a conflict of interest but was asked by the property owners to discuss the idea with the board in their absence. The Berriault's are seeking guidance and information regarding the opening of a small ice cream stand on their property located on Route 31 (367 Washington Rd). The logistics of operations are still in discussion, but their intent is for it to be small and only open a few days a week, primarily on the weekends. Chair Bursey stated that the Berriault's have spoken to their neighbors and have not met any resistance. The board reviewed the information and stated that before any action can be made from them, state approvals including a driveway permit must be acquired. Mike Chilson mentioned that it was not a bad idea and other board members agreed with his comment. The board will wait for further information from the Berriault's. No other actions were made.

Review of minutes from January 10, 2018

Mike Chilson motioned to accept the minutes from January 10, 2018. Judy Dunn seconded the motion. All in favor, minutes approved "as is."

Clarifications on Small Detached Buildings

Mike Chilson motioned to table the discussion on the Zoning and Building Ordinances on small-detached buildings. Dan Scott seconded the motion. All in favor, this will be discussed during a future meeting.

ZBA Officer Voting

Judy Dunn motioned to keep the officer positions the same as they are now. Mike Chilson seconded the motion. All were in favor. Officers will remain as follows; Alicea Bursey, Chair; Ray Porter, Vice-Chair; Stephen Bursey, Alternate.

Other Business:

- The next meeting will be held on the second Wednesday of April - April 11, 2018.

Standing items:

- Discuss Zoning & Building Ordinance clarifications on small-detached buildings
- Pheasant Run Farm Project
- Review of March 17th land use training

Motion to adjourn made by Mike Chilson and seconded by Judy Dunn; meeting adjourned at 7:50pm.

Respectfully Submitted,

Melissa Salinardi
Recording Secretary