

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

Attendance (*quorum* = 3): Alicea Bursey (Chair), Ray Porter (Vice-Chair), Judy Dunn, Dan Scott, and Keith Hall (alternate)

Guest(s): George Grant, Carl Casagrande, and Steve Bursey

Meeting called to order at 7:01pm

Messer Road Boat Storage

Mr. Grant is seeking a special exception for a home-based commercial business in a residential area. Mr. Grant would like to store boats on his property from October 1st through May 31st of each year. An application has been received by the board and approved as complete during the September 12, 2018 meeting. The board received the check for the total of \$102.55 (#3028) which covers all fees due.

Per the application for special exception, Mr. Grant must meet the following three criteria:

1. No adverse effect upon the character of the area in which the proposed use will be located.
 - Chair Bursey opened the floor to the board. No comments were made.
 - Chair Bursey opened the floor to the public. Carl Casagrande, a direct abutter, mentioned being able to see the boats from his property and worried about the adverse effects to his property and the area.
 - Discussion was had regarding the visibility of the boats from the road and from Mr. Casagrande's property and a possible resolution.
2. No adverse effect upon the highways and sidewalks or use thereof located in the area.
 - Chair Bursey opened the floor to the board. Keith Hall asked Mr. Grant how many boats would be stored on the property. Mr. Grant answered, 25-50 at the most.
 - Chair Bursey opened the floor to the public. Mr. Casagrande mentioned his concern for the value of his property in the future.
3. No adverse effect upon then services and facilities.
 - Chair Bursey opened the floor to the board. No comments were made.
 - Chair Bursey opened the floor to the public. Mr. Casagrande mentioned the 19 boats that are currently being stored on the property and asked why they were there if the special exception had not yet been approved. Mr. Grant noted that there was a miscommunication and thought that the approval process would be completed by October. However the Chair stated, that due to the required notification period the board was not able to vote on the application in October.
 - The board discussed if a conditional permit would be appropriate and agreed that based on other special exceptions previously issued that this would be an ideal plan.

Alicea Bursey made a motion to accept the special exception with the following conditions; 1. seasonal storage from October 1st through May 31st each year as requested in the application; 2. a maximum of 50 boats stored on the property per the estimate of the applicant; 3. boats are not to be stored beyond the two

lower fields; 4. a buffer of existing trees must be left untouched; 5. if expansion is to occur in the future, a new application must be submitted to the board. Judy Dunn seconded the motion. All were in favor, Mr. Grant's Special Exception with conditions has been approved.

Chair Bursey mentioned the thirty (30) day appeal period that abutters have before the exception can be closed by the board. The board will finalize Mr. Grant's special exception at the next meeting.

Review of Minutes from October 10, 2018

Ray Porter motioned to accept the minutes from October 10, 2018 in their original draft format. Judy Dunn seconded the motion. All were in favor, minutes approved "as is." (Alicea Bursey and Dan Scott abstained from the vote as they were not present at the meeting)

Review of Minutes from September 12, 2018

Alicea Bursey motioned to accept the minutes from September 12, 2018 in their original draft format. Dan Scott seconded the motion. All were in favor, minutes approved "as is."

Membership Discussion - Update

The board discussed Mike Chilson vacant seat on the board due to his recent move out of Goshen.

Alicea Bursey made a motion to acknowledge and accept Mike Chilson's departure from the Zoning Board. Ray Porter seconded the motion. All were in favor, Mike Chilson is no longer a member of the Zoning Board.

Alternate and full time members are still needed for the Zoning Board of Adjustments. If anyone is interested in becoming a member please stop by a meeting on the second Wednesday of any month. This will remain a standing item until filled.

Other Business

- The next meeting will be Wednesday, December 12, 2018.
- Chair Bursey mentioned the public meeting that will be taking place on Thursday, November 15, 2018 at 7pm at the Town Hall during the regularly scheduled Planning Board meeting; she encouraged the board members to attend.

Ray Porter made a motion to adjourn. Keith Hall seconded the motion. All were in favor; meeting adjourned at 7:30pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary