

TOWN OF GOSHEN  
PLANNING BOARD  
APPROVED MINUTES OF REGULAR MEETING  
SEPTEMBER 2, 2008

MEMBERS PRESENT: Chairman Allen Howe, Vice Chairman John Wirkkala, Rich Moen, Select Board Representative Jim Carrick, and Sue Peacock, Secretary.

AGENDA ITEM # 1: Status of Mtn. Reach & Guildhall Sand & Gravel

Mr. Howe stated that the Mountain Reach proposal had passed, and he did get the decision document posted on the Town Web site.

Guildhall Sand & Gravel:

Mr. Howe read a statement that will be attached to these minutes.

AGENDA ITEM # 2: Master Plan update:

Mr. Howe stated that he sent a draft letter to Mr. Dzewaltowski to solicit facilitators, which he has not heard back from him yet. Mr. Dzewaltowski was also going to contact the Lempster Planning Board to see if they had a list of teachers to use for facilitators.

AGENDA ITEM #3: Town Building Needs

Mr. Wirkkala had a discussion with Mr. Carrick; in which he indicated that he had been to a Historical Society Meeting. Mr. Wirkkala stated that the subject matter ends up getting broader than just dealing with the matters that the Historical Society meets on. There was a discussion that came up regarding the upstairs space at the Grange Hall and if it might be a place that the Historical Society might use as a resource for storing its various collections. This discussion also broadened out other Town Officers, such as who was where, who needed space, and how critical needs were for different departments.

Mr. Wirkkala stated that there were various people who were all saying that it was pretty bad for my department, and also people who were saying one after another that it was something, and we have got to do something about. The issue that came up was the status with the prior Building Committee, and there was an assumption that things had slowed down with that. Mr. Wirkkala said that there were people at the meeting who were trying to initiate a meeting with the Select Board to find out what could be done to get something done, and what could be done to get something on the ballot in March of 2009. Mr. Wirkkala stated that the reason it could be put on the ballot would be for the Grange Hall's

status could be made clear. It could be to ask the voters whether or not there was space for the Historical Society, or for other Town Departments that would be used in that building, or whether there was some kind of plan that would lead to the creation of additional space in some other location. Mr. Wirkkala said that people at the meeting stated that they thought it would be a good idea to go to the Select Board and see if there could be something put on the ballot or before the voters as a warrant article. Mr. Wirkkala also said that it could also be put before voters in some manner, to get the voters to approve something that clarified status of the Grange Hall, and gave voters an idea that would lead them to believe there was some course creating office space. Mr. Wirkkala stated that the Historical Society thought it was a good idea to go to the Select Board, and that they would try to bring it up at the Selectmen's meeting of September 16, 2008.

At that point Mr. Carrick said that he would be out of town on that particular meeting date. Mr. Carrick stated that at the August 27<sup>th</sup> Select Board meeting it was discussed regarding the issue that Mr. Wirkkala just brought up. Mr. Carrick stated that the Select Board was kind of struggling saying "where do we proceed" because the Building Committee did get invited to a meeting with the Selectmen last year. Their recommendation at that time was that we take by public domain some property in the center of town and develop an all inclusive building which would be fire, police, highway department and all the office space that we would have. Mr. Carrick stated that he had hoped the Building Committee would come up with some rough estimate figures to start with. Mr. Carrick said that the figures would be over a million dollars or probably over the two million dollar mark for what they were suggesting at that point. Mr. Carrick stated that there was not a good strong, consensus amongst the Building Committee that the idea was the way to go. Mr. Carrick felt that privately that he had gotten the word back that the consensus that was not the majority wanted, but was being driven "as the way to go". Mr. Carrick stated that after Town Meeting, in which we met with all Town Departments this year, we met with the Grange Hall Committee, and we did invite members of the Historical Society and no one came. Mr. Carrick stated that he has always said that he thinks that the upstairs should be preserved as the stage and as a small intimate meeting room, which would certainly be better than the Town Hall upstairs for the meetings, and for a small group like we have at this point. Mr. Carrick said also to have use by the Historical Society for something, but we never really have gotten. Mr. Carrick said that he and Mr. Howe had a brief conversation last Tuesday night, and what we basically need is a planner or someone to give us some hard, concrete facts as to what it is going to cost to do something over at the Grange Hall, or to look at alternatives.

Mr. Carrick said that the other thing is that the Mr. Carroll has offered some future promises for some area to be donated from the Davis Pit, as a possible future gift to the Town, or an exchange of lands, Mr. Carrick did not know if Mr. Carroll had a formulated plan. Mr. Carroll did mention the idea to Mr. Carrick and the conversation was about building in the flood plain, and Mr. Carrick will be getting a flood plain map for Mr. Carroll to look at. Mr. Carrick stated that certainly commercial buildings and/or public buildings in flood plains are subject to a lot more stringent controls than even residents are. Mr. Carrick said whether that folds into their plan and whether or not any reality becomes a question.

Mr. Wirkkala said that he thought that there should be a Town Meeting vote on whether or not to hire a professional who could help with a comprehensive plan. Mr. Howe stated that the Master Plan

workshop coming up, will discuss building needs. Mr. Howe stated while the Historical Society may have the need, whether it ranks higher than the need for office space for Town Officers. Mr. Howe thinks that it would have to be worked into a plan, or a ranked plan, with which you have things you want, and then you have a certain amount of money. Mr. Howe did email Peter Dzewaltowski of UVLSRPC, to ask if the Upper Valley folks provide the kind of services where they would help communities work through that process of putting a dollar figure on things that they might like to build. Mr. Howe has not yet heard back from Mr. Dzewaltowski.

Mr. Carrick stated that he had applied to the Preservation Alliance Group in NH for a grant. Mr. Carrick stated that organization that consists of planners, architects, and community development people. Mr. Carrick stated that applying for the grant is statistically moot for the Town, as other committees in the Town have applied to them previously, as the process is done in a lottery manner.

Mr. Howe recommended that the Town wait until the Master Plan proceeds and see what citizens have to say. Mr. Howe also stated that in the meantime see what we can learn about professional services that might help guide the process.

AGENDA ITEM # 4: Status of final 5/6, 5/27, and 6/3 minutes.

Mr. Howe and Ms. Peacock worked together on converting these minutes to PDF files, and the minutes were converted and emailed to Mr. Howe. There was software installed on Ms. Peacock's computer to convert these files.

AGENDA ITEM # 5: Correct minutes 7/15, 7/29, 8/5, and 8/26

The minutes of 7/15 were reviewed and corrections were made. Mr. Wirkkala made a motion to accept the minutes with the edits, Mr. Moen seconded. All were in favor.

The minutes of 7/29 were reviewed and corrections were made. Mr. Moen made a motion to accept the minutes with the edits, Mr. Wirkkala seconded. All were in favor.

There was not a quorum to correct the 8/5 minutes, and the 8/26 minutes will be corrected at a later date.

OTHER BUSINESS:

Mr. Howe distributed the RPC Newsletter.

The annual Fall Planning and Zoning Conference is on October 25<sup>th</sup> from 8 a.m. till 3:30 p.m. at the Mountain Lodge, Loon Mountain, Lincoln NH.

Mr. Howe spoke of the upcoming site visits to the Caron site and the Guildhall site. The Planning Board discussed possible dates to have them and the dates of September 20, October 4, or October 18<sup>th</sup> were the dates that were discussed.

Mr. Moen made a motion to adjourn the meeting, Mr. Wirkkala seconded. All were in favor to adjourn at 8:45 P.M.

Respectfully submitted,

Sue Peacock

Planning Board Secretary

Attachment to the Goshen Planning Board 9/2/2008 Minutes

As the Board directed on August 26, 2008, I have been corresponding with Attorney Britain to finalize a few sentences in the Reasoning and Permit documents for the Davis Site gravel permit. The Resources document has been completed and we are close to agreement on the Permit document. To ensure that he keeps informed of Planning Board business, I now provide Vice Chair, John Wirkkala, with a CD containing the most recent versions of the above documents. I also forwarded to him earlier today email correspondence between Attorney Britain and myself. I told Attorney Britain that there would be no discussion on the topic tonight. I enter this document for attachment to our permanent minutes. Now we shall move on to the next agenda item.

Allen Howe

September 2, 2008