

TOWN OF GOSHEN  
FINAL MINUTES  
PLANNING BOARD  
MAY 3, 2011

MEMBERS PRESENT: Chairman Allen Howe, Vice Chairman John Wirkkala, Rich Moen, Ed Peckham, Select Board Representative Bob Bell, and Sue Peacock, Secretary.

OTHERS PRESENT: Jack Warburton, Building Inspector

AGENDA ITEM # 1: ETAP

Mr. Howe said that the Select Board has sent the appropriate documents. The Select Board stated that a package will be returned with further details.

AGENDA ITEM # 2: Wind Farm Capital Reserve Public hearing

Mr. Howe stated that the Select board has requested the Planning Board to hold a public hearing to expend the capital reserve funds. Mr. Howe and the Board agreed the hearing could be held on Tuesday June 7<sup>th</sup>. This hearing is to obtain public ideas on how to expend the funds. Mr. Bell's idea would be to have the public email the Board with ideas. The Board settled on 5/24 as the deadline for letters or emails to be submitted to Mr. Howe. Mr. Howe will prepare and post the Public Hearing notices.

AGENDA ITEM # 3: III.B.3 Buildings per Lot

Mr. Warburton is here with a concern regarding a citizen that lives in an apartment over their garage; this person will be applying for a building permit to construct a house on the same lot. Once the house is completed, the builder will move into it. Mr. Warburton's concern is that he doesn't want the town to end up with lots that contain two residential buildings in violations of Section III.B.3 of the Goshen Zoning Ordinance. Mr. Howe consulted with Town Attorney Waugh via email and provided the response to the Select Board. Attorney Waugh advised that the Select Board, as the enforcement body, should establish a policy that either allows or does not allow someone to reside on a parcel while also building a new dwelling on the same parcel.

Once the policy is established, Attorney Waugh would be willing to assist the Town in development of a form to implement the policy. Anyone requesting a building permit would then sign the form.

#### AGENDA ITEM # 4: Other Business

Mr. Howe has completed the Subdivision Regulation document. He has emailed Attorney Waugh and asked him to advise.

Mr. Bell said that the Road Agent's position should be decided soon and that all the interviews are done and their references are being checked.

Mr. Moen made a motion to adjourn, Mr. Wirkkala seconded, and all were in favor to adjourn at approximately 8:00 P.M.

#### SUBMITTED BY:

Sue Peacock

Planning Board Secretary