

TOWN OF GOSHEN

PLANNING BOARD

APPROVED MINUTES

DECEMBER 2, 2008

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

OTHERS PRESENT: Robert Wood, Director, Lake Sunapee Protective Association, and June Fichter, Executive Director, Lake Sunapee Protective Association.

AGENDA ITEM # 1: Lake Sunapee Protective Association.

Mr. Wood started out his presentation by distributing handouts regarding the Sunapee Watershed Management Plan.

Mr. Wood stated that he has been a Watershed Steward for Lake Sunapee Protective Association (LSPA) for 9 plus years now, and Ms. Fichter is the Associate Director. Mr. Wood stated that LSPA supports Water Resource Protection, and not just of Lake Sunapee. Mr. Wood said that LSPA has expanded in the last eight to ten years into watershed protection, which means the entire watershed of Lake Sunapee. This includes all resources of streams, wetlands, ponds and lakes.

Mr. Wood said that the reason for his presentation tonight is to talk about the Watershed Management Plan. He stated that the idea for the Watershed Management Plan has been around for awhile, but the Plan is not something that one organization puts together, it involves everyone. Mr. Wood stated that LSPA presented this plan in 2005 to six towns in the Lake Sunapee Watershed Area. Mr. Wood said that the organization that is formed of all volunteers known as the Sunapee Area Watershed Coalition. Mr. Wood stresses that the LSPA is trying to be inclusive of six towns, and all of the land in the towns. Mr. Wood said that this plan contains recommendations and concerns that could apply to just about anywhere. Mr. Wood also wanted to clearly define what the word "watershed" actually includes, which is surface and ground water. Mr. Wood stated that the reasons for this concern for the watershed are because the area has had a lot of wetland loss, a lot of stream degradation, and water quality impairment. The development and population in the last twenty years here in New Hampshire has been the major driver of those concerns.

Mr. Wood stated the development pressure per capita land consumption in New Hampshire in the 1950's was .45 acres, which has now increased to 1.6 acres in the 1990's. The other concern is impervious surface which does not allow infiltration. Mr. Wood stated that there are some areas in the Sunapee watershed where impervious surfaces are up over 25%.

Mr. Wood stated that the LSPA has been testing parameters of water over the past 20 years, and LSPA is part of the Volunteer Lake Assessment Program (VELAP). The testing is done on a number of parameters and the analysis is done at the lab at Colby Sawyer College.

Mr. Wood referred to the handout regarding the Monte Carlo Model. The Monte Carlo Model basically predicted in-lake phosphorus load for the Lake Sunapee's full build-out condition. This prediction was 2,094 +/- 866 lbs/year. This represents an approximate increase of 2.7 times the mean total phosphorus load for the current land use condition. Mr. Wood said that the more phosphorus a watershed has, the more likely it brings more algae growth, more plant growth, less clarity of water, and the water quality will deteriorate.

Mr. Wood also stated that according to the group who put together the Watershed Management Plan, the impacts of storm water runoff were important. Ms. Fichter referred to the NOAA storm Data for Sullivan County, NH which shows the number of storms and the years from 1962 to 2006. This data shows more storms, and if there are roads with impervious surface, then there is more storm water runoff and that leads to sediment deposits, and more phosphorus into the water bodies. Ms. Fichter stated that wherever you have human activity is where phosphorus comes from, and there are factors that come together that increases storm water, increases sediment, increases phosphorus, and all of this is just not good for our water.

Ms. Fichter referred to the handout pictures showing volunteers, and volunteers working with the Watershed Plan. The volunteers took tours of the watershed in the area, they met with representatives of New Hampshire Department of Transportation (NHDOT), and they met with civil engineers and architects on some of the best management practices that have been done in and around the area. Ms. Fichter also stated that they met with the managers of the water treatment facilities to get more familiar with some of the aspects of the area. Mr. Wood stated that the volunteers consisted of people ranging from Town Planning Boards, a Zoning Board member, a civil and an environmental engineer, a professional forester, and also a realtor.

Ms. Fichter stated the one of the outcomes of the volunteer's efforts is the Management Plan for the Lake Sunapee Watershed Plan. The watershed top priorities are the storm water runoff, the septic systems, and the awareness of the populations compliance to ordinances related to water sheds.

Ms. Fichter then referred to the handout in regards to the Management Plan for the Lake Sunapee Watershed, in which there are 8 recommendations (See attachment).

Mr. Howe asked Ms. Fichter if their next step could be to work with Regional Planning Commission to develop some ordinances that would be important and perhaps get all of the towns cooperating in the same manner related to the ordinances. Ms. Fichter stated that she thought that was a good

suggestion, and could be the next step to go to the Regional Planning Commission. Ms. Fichter stated that the next step that the LSPA was focusing on thinking of the ordinances in the near term, and sharing those ordinances. Ms. Fichter also stated that their thought was to have a joint Planning Board Meeting with all the Towns to discuss the many ordinances. The Sunapee Area Water Shed Coalition is asking the Town of Goshen for its continued support for the Water Shed Plan, and its recommendations.

AGENDA ITEM # 2: Zoning Ordinance Warrant Articles

Mr. Howe distributed the Zoning Ordinance Warrant Articles for the March 2009 Ballot.

Non-conforming buildings: Two versions were discussed.

Mr. Wirkkala said that providing these lots are for building, it should state that there are possibilities for building. However, no specifics were stated in there. Mr. Wirkkala stated that the Zoning Board would have to grant special exceptions on non-conforming land.

Mr. Howe said that his focus was to concentrate on such exemptions such as length, and not add language for items for which no exemptions could be approved by the ZBA.

Mr. Wirkkala stated his opinion was to edit the part in version "A" that states "reduce side and rear setbacks to less than 20 feet from any lot line. Mr. Wirkkala believes that if "side and rear" were taken out, this would give the Zoning Board leeway to grant a special exception "20 feet back from ANY lot line". Mr. Howe believes that 20 feet is too close for a front lot line. Mr. Wirkkala stated that Town Attorney Waugh should review this to see if something could be worked out, and Mr. Moen also agreed.

Tourist District: This should also be a warrant article for Town Attorney Waugh to review.

Small Wind Energy: Mr. Howe stated that his opinion was to change page 3, iii, regarding decibel level for some consistency with our existing noise ordinances.

Outdoor Wood-Fired Hydronic Heaters (OWHHs): There is no model ordinance for this, and as stated in the handout, there are goals for the ordinance.

Mr. Howe stated that he will be submitting all of these ordinances for Town Attorney to review.

Mr. Moen made a motion to put forth these ordinances for review, Mr. Carrick seconded, and all were in favor.

AGENDA ITEM # 3: Orr & Reno letter:

Mr. Howe distributed a short statement regarding the recent request from Orr & Reno for a zoning compliance letter. The statement basically refers Orr and Reno to Town Attorney Waugh. This letter will be sent out and copied to Town Attorney Waugh.

AGENDA ITEM # 4: Correct Minutes 10/28, 11/18, 11/25:

The minutes of 10/28 were reviewed and corrections were made. Mr. Moen made a motion to accept the minutes with revisions, Mr. Wirkkala seconded, and all were in favor.

The minutes of 11/18 were reviewed and corrections were made. Mr. Moen made a motion to accept the minutes with revisions, Mr. Wirkkala seconded, and all were in favor.

The minutes of 11/25 will be corrected at a later date.

Ms. Peacock will email to Mr. Howe the attachment for the 9/2/08 minutes.

OTHER BUSINESS:

Mr. Carroll called Mr. Howe with a revised set of maps for his application for the Anderson Property, and an attached list of the revisions made.

Mr. Howe stated that regarding the public hearing dates for the ordinances that December 27th is NOT the last possible date.

Mr. Howe stated that he has received no correspondence from Mark Loehr regarding Mountain Reach.

Mr. Moen made a motion to adjourn the meeting, Mr. Wirkkala seconded. All were in favor to adjourn at 10:00 P.M.

Respectfully submitted,

Sue Peacock

Planning Board Secretary