

**Town of Goshen
Community Vision Workshop
Results**

November 2009

**Submitted to:
Town of Goshen
Planning Board**

**Submitted by:
Upper Valley Lake Sunapee
Regional Planning Commission
30 Bank Street
Lebanon, NH 03766**

Introduction

On September 27, 2008, a Community Visioning Workshop (workshop) sponsored by the Goshen Planning Board was held at the Goshen/Lempster Cooperative School with about 20 community residents, business owners and town officials participating.

Public input is an important component in the master planning process. The Community Visioning Workshop was the first step in gathering public input for the Master Plan update. Goshen residents identified and prioritized issues in land use and development, public roads and transportation, conservation (including natural resources, open space, and historic resources), economic development, community facilities and town services, and population and housing. In addition, residents shared their broad vision for what they would like Goshen to be in fifteen years and beyond. A senior level UVLSRPC planner organized and facilitated the workshop with assistance from planning board members and other volunteers.

This written summary is the foundation for the Visioning Chapter of the Master Plan. The key issues identified in the Community Goals workshop will become the foundation for the Community Attitude Survey. The survey will provide the second opportunity for public input in the process of updating the master plan. The results from the survey will be incorporated where appropriate throughout the chapters of the Master Plan.

Goals for the Workshop:

1. To generate a set of statements that articulate the desires of Goshen residents.
2. To generate a list of priority issues to be addressed in the Community Attitude Survey and the Master Plan update.
3. To possibly articulate recommendations to resolve these issues, to be incorporated in the Master Plan.

Workshop Format:

Given the small size of the group, one group-facilitated discussion was facilitated. The session began with an overall brainstorm of important issues related to the respective topic. After all topical areas were considered, participants were given an opportunity to “vote” for what they felt to be the top three issues in that master plan category. To do this, people individually identified their top three priorities for each master plan category on a form. Three points were awarded for an issue being selected as the top priority, two points for the second priority and one point for the third priority. The Goshen Community Visioning Workshop Summary to follow lists the issues in each master plan category by priority and identifies the number of priority points awarded each issue. The total points awarded for each master plan category may differ since some people came and left during the workshop and did not prioritize issues in all the master plan categories.

Centers of Community Activity

Workshop participants identified a number of places where cultural and recreational activities take place in Goshen. These important centers of community activity included “single-point” resources, such as the Library, and “linear” resources, such as the Trail around Gunnison Lake.

Most of the single-point resources are located in the center of the town. These include the following:

- Town Hall
- Olive G. Pettis Library
- Grange Hall
- Fire Station
- Stores
- Post Office

Other single-point resources are located at various places outside the town center. These include:

- Transfer Station and Highway Garage
- Goshen-Lempster Cooperative School (located in Lempster)
- Gunnison Lake
- Rand Pond

The principal linear resources identified were the Sugar River corridor and the Ruth LeClair Memorial Trail around Gunnison Lake

Participants also noted that while the town lacks a developed network of official trails with signage, there is a possibility for developing a multi-purpose non-motorized trail network that uses existing trails on private land and Class VI roads.

These existing and potential resources can offer opportunities for community activity and can be important nodes for expanding similar activities or complementary development if properly managed by the town. For example, the town could establish a village district that allows for specific types of land uses. Such a district could serve as a planning mechanism that provides a framework for future village development. It was suggested that the existing village area should be expanded to accommodate diverse housing types. It was also suggested that designation of a village area could be an appropriate way to encourage desirable economic and recreational growth within the community.

It was suggested that land near Mt. Sunapee State Park could be a possible area where the town could define an additional tourist-related district that would blend with the town’s rural character.

Transportation

Goshen is primarily a community of single-family homes served by a town-wide road system consisting of both gravel and asphalt surface roads. Because the expressed desire of Goshen’s workshop participants is to remain a community of single-family homes, it is important that such homes be well served by their town-wide road system.

As noted above under “Centers of Activity” workshop participants pointed out that there are many Class VI roads in Goshen that are currently used as trails and which could officially developed into an extensive system of trails. Class VI roads were also identified for the possible designation as fire lanes or scenic trails. Participants at the workshop suggested that certain Class V roads may be appropriate for Scenic Road designation; Center Road and Lempster Coach Road were offered as examples.

It was noted that the town does not have a management system in place to care for roads and bridges and it was recommended that the town explore creating an organized management system for public road infrastructure that would facilitate long-term, scheduled care, as well as identify short-term maintenance needs.

In planning for the future, the town needs to recognize that a transportation system is an important factor in determining a community's land use pattern. The transportation system is a land use form in terms of its linear physical presence and a land use function in terms of the service it provides to shoppers, businesses and residents in their day-to-day activities. With few exceptions, land development in Goshen has conformed to existing transportation corridors.

Pedestrians in Goshen must use the sides of existing roads, as there are essentially no sidewalks within Goshen. It was suggested that the town consider creating sidewalks within the village area to help integrate land uses.

Public transportation does not exist within the town. Residents would like to see more transportation options, such as CTS) provides a “Dial-a-Ride” paratransit service between Goshen and neighboring Sullivan County destinations, such as Valley Regional Hospital and the Washington Street shopping area in Claremont.

Community Infrastructure & Utilities

Workshop participants noted areas of need improvement to existing infrastructure regardless of Goshen's existing and projected slow growth rate. The most obvious pressing needs are for improved and expanded town office space, as well as storage space for town records. It was suggested that the town should purchase additional land along Route 10 in the village area to meet projected needs Participants also noted a need for high speed internet service throughout the town. Also high on participants' lists was the need for a Town Manager to deal with daily problems and apply for grants.

Participants noted that there has been an increased demand for expansion of certain services, such as recycling hours, senior facilities, and daycare. Ways of meeting these needs will have to be determined, and future decisions will be required about the use and rehabilitation of existing buildings.

In general, providing and maintaining community facilities and services is one of the primary functions of government. Changes in the town's population and employment levels may have a direct impact on the quantity and quality of services available to meet demand. Demand for additional services may require expansion of public buildings, like the town office, and public spaces or enhancing hours of operation to serve residents. Growth and development will largely determine the amount and type of services needed through the evolving demand for services.

Goshen currently does not provide any water or sewer services. A future land use plan should consider the future demands for these community services and their land use implications. Facilities and services are not only important in terms of planning for their adequacy; they are also land uses which shape the community. Services that are high in quality are assets for growth and development, while poor quality facilities can detrimentally affect the quality of adjacent development and be a drain on the local economy. In order to develop additional community facilities within the village area, the town will require additional public land. The inadequacy of the existing telecommunications infrastructure that was noted by participants is an impediment to economic growth.

Natural Resources

Goshen is fortunate in having a large portion of its land in conservation easement. However, residents identified several areas for future conservation (See attached map). These include key areas where additional easements might link together currently protected land tracts. Closing these gaps was identified as a conservation priority. The preservation and provision of wildlife corridors was identified as another conservation priority. Residents identified landowner education and public access for recreation as important goals. "Keep Goshen Beautiful" signs were one idea offered by a participant.

In general, natural resources contribute to defining a community's unique character. Goshen's natural resources provide residents with a rich quality of life and many recreational opportunities. Natural resources are also an important consideration in estimating the town's capacity for growth and development potential. Natural resources can provide both opportunities and challenges for growth. For example, steep slopes and wetlands are less suitable for development while better drained, flatter areas are generally considered more suitable for development. The natural resource base of Goshen is an important factor in determining local land use decisions.

Rural Community Character

The Town of Goshen has a significant history and culture, with an economy historically based in agriculture and small mill enterprises. An overwhelming priority for workshop participants was for Goshen to maintain this rural character and preserve the potential for pastoral land uses and rural lifestyle. Preserving the rural community character of Goshen will require a concerted effort to guide future development in a manner that preserves features such as open lands, agricultural practices, and undeveloped ridgelines throughout the community. The town's land use regulations currently encourage larger, undeveloped tracts of land to remain open space by providing incentives for developers to cluster housing on smaller concentrated lots and utilize the remaining undeveloped land as protected open space. Future economic development and housing should occur in a manner that respects and enhances rural character.

A rural character photographic preference survey was completed during the workshop and may be found later in this report.

Smart Growth

The town has adopted specific land use measures in an attempt to control development in a way to ensure that it will respect the traditional rural character of the town. These measures include an open space development ordinance, and ordinances for protection of steep slopes, scenic ridgelines, and hillsides. Site plan review regulations provide another recently adopted means to oversee future commercial and multi-family housing developments. Historically, Goshen has evolved in a pattern of low density residential development which is scattered throughout town along the existing road system. This development pattern has served the community well. However, it is unclear if a future continuation of this growth pattern is desirable or will detract from the rural character of the community. Furthermore, the town will need to consider whether its regulatory framework will continue to facilitate the development patterns and traits that the community values.

The continuing challenge into the future will be balancing employment needs/opportunities with the protection of important environmental resources and “quality of life.” While the number of residents in Goshen is increasing, there are few locations for businesses apart from home occupations and cottage industries. The sentiment in Goshen is to support home-based businesses. However, some in the community would like to investigate additional area(s) to develop commercial or light industrial land uses. It was stated several times during the workshop that “strip malls” should be discouraged.

Supporting the agrarian economy (identified as an important contributor to “rural character”) is challenging due to national and global forces which have favored large agricultural businesses. Community support for buying local goods and services may help maintain and even expand this important land use.

Concentrating housing development and preserving open space is challenging in any community. Encouraging and providing for concentrated housing development is important as the Baby Boomer generation will reach retirement age and cause a significant shift in demographics. As a result there will be unique demands placed upon housing, transportation, medical/social services, and community facilities.

Economic Development

Workshop participants felt that future business development should be concentrated in the downtown village area. However they would like new businesses and services to blend in and reinforce the existing core Goshen village character. Concentrated development is difficult at present, without a developed infrastructure including water and sewer utilities, as well as data infrastructure like high-speed internet service.

Economically, the future of information infrastructure may need to focus on the village core and then extend, over time, to the lower-density areas in the community. Such a concentrated infrastructure would be an incentive for the concentration of small businesses in the village area.

Most of Goshen’s current commercial development is in the form of home-based businesses located throughout the town. Most citizens support these enterprises and would like to see even more in the future. They would also like to ensure that any

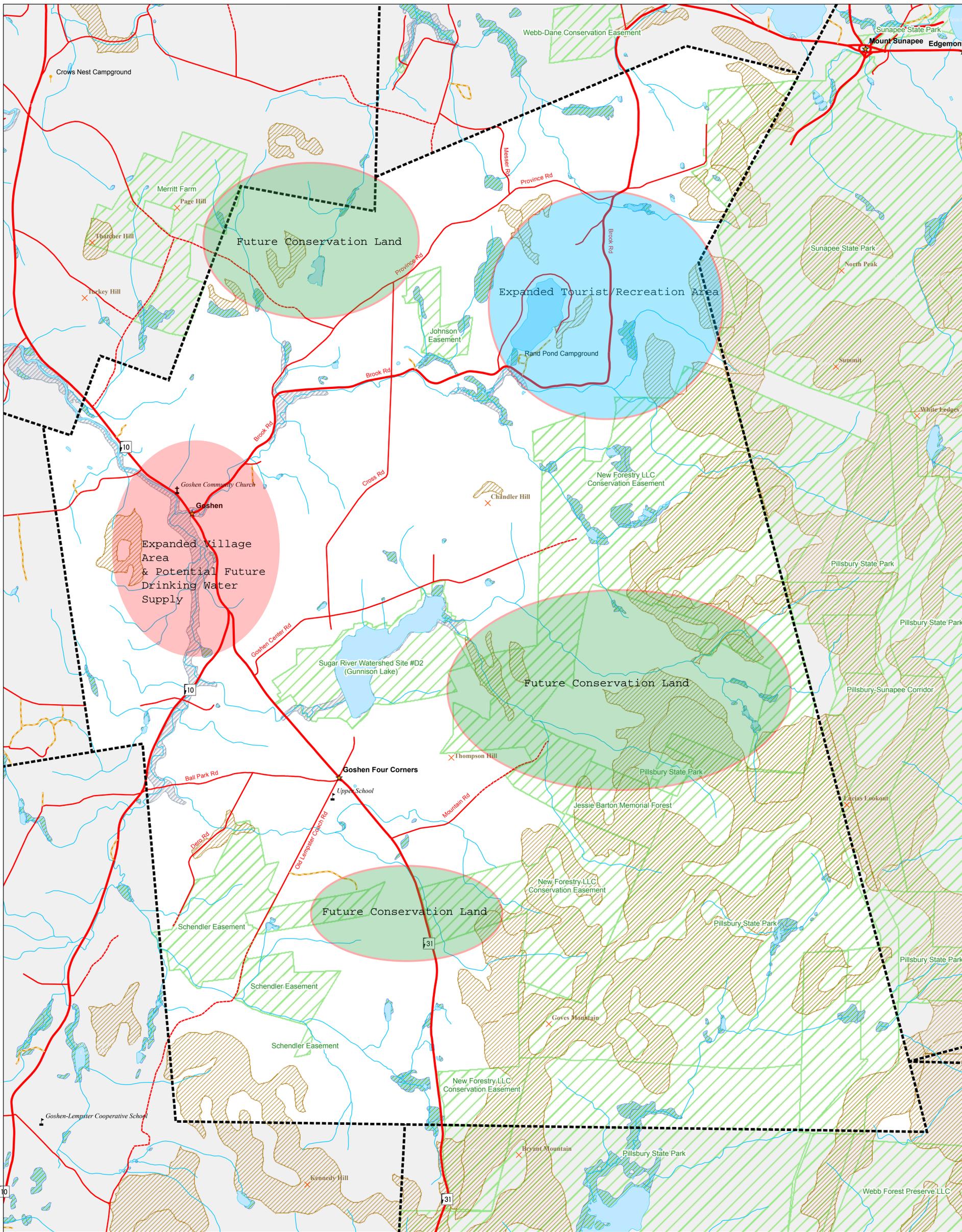
commercial enterprise does not detract from their quiet enjoyment of their homes and the natural and cultural character of the community. Most workshop participants felt that nonresidential land uses belong in the village area. There was a strong desire to exclude the development of “strip malls,” because they detract from the town’s character.

Goshen Village is the town’s only practical option to accommodate future village-style development within the existing settlement pattern. One idea for future village development is to focus diverse housing options (apartments, condos, etc.) in the village area. This will help meet the needs of an aging and diverse population by placing a higher density of housing close to needed services. Providing for a balance of housing types was cited as a way to support the character and fiscal health of the community because it could support a younger, working-age population.

Long-Term Land Use

Workshop participants gave high priority to the need for planned development, including planning for future housing and commercial enterprises. Compared to other towns, development pressure within Goshen has been minimal from a regional standpoint over the past decade. Long-term regional employment growth in the Upper Valley and emerging growth in the Precision Valley (Claremont & Newport) should, however, make Goshen increasingly attractive for new housing development. Balancing any such growth against the protection of important natural resources will be an important consideration for future land use goals and decisions.

Agricultural resources are all too easy to develop for other uses, and then are permanently lost as those new uses evolve. Goshen does not strictly regulate development of historic properties or agricultural lands and would do well to consider how best to preserve the character of the community through proactive regulations and conservation practices.



Goshen, New Hampshire Community Vision Mapping Results



Legend

- | | | |
|--------------------------------|---|--|
| ----- Town Lines | Roads | Waterbodies |
| Place and Feature Names | — State | ■ Lake, Pond, Reservoir |
| ⚓ Church | — Local | — Streams |
| 📍 Locale | - - - Not Maintained | ▨ Public and Conserved Land |
| ★ Populated Place | — Private | ▨ Steep Slopes (>25%) |
| 🎓 School | | ▨ Wetlands |
| ⊗ Mountain Summit | | ▨ Floodplains |

Data Sources (distributed by NH GRANIT):
 Steep slopes from Sullivan County Soil Survey, 2006, and Merrimack/Belknap Counties Soil Survey, unpublished preliminary data.
 Wetlands from National Wetlands Inventory, 2002.
 Floodplains from Digital Flood Insurance Rate Map, 2008 - only for Sullivan County.
 Water features from NH Hydrography Dataset, 2006.
 Roads from NH Dept of Transportation, 2005.
 Conserved and public undeveloped land over 2 acres from Complex Systems Research Center (CSRC) at UNH; with recent updates from The Nature Conservancy and the Society for the Protection of New Hampshire Forests, 2008. Boundaries are approximate.
 Other base map features digitized from USGS topographic maps by CSRC, 1992.

Data Source Disclaimer: Digital data in NH GRANIT represent the efforts of the contributing agencies to record information from the cited source materials. Complex Systems Research Center (CSRC), under contract to the Office of Energy and Planning (OEP), and in consultation with cooperating agencies, maintains a continuing program to identify and correct errors in these data. OEP, CSRC, and the cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data.

COMMUNITY VISION WORKSHOP RAW DATA & PRIORITIES

Goshen Community Vision Workshop Results

27-Sep-08

Economic Development				
Category	Priority	Priority Pts	ID	Description
	1	20	G	Support rural character & preserve agricultural lands & farming
	2	12	E	Using town facilities/recreation industry- golf,skiinc
	3	11	M	Update Internet & phone lines
	4	9	A	Keep residency/home owners
	5	9	R	Master Plan define where uses are allowed
	6	7	F	NO strip malls
	7	7	N	Aware of gravel extraction & land use
	8	5	L	Mindfull of what is offered in near-by towns & how we fit into tha
	9	4	D	Support tele-commuting & services (export "intellectual products")
	10	3	C	Home based business costs/support more, are these too strict?
	11	3	I	Arts & handicrafts center
	12	3	K	Light commercial - balanced contribute to tax base
	13	3	T	Regulations that keep essential services provided by local companie:
	14	2	H	Small manufacturing
	15	2	J	Local Support for local businesses* (farmers markets) *retain local business e.g. lumber barn
	16	2	Q	Renewable vs. nonrenewable resourse development
	17	2	S	Senior housing & services,nursing homes
	18	1	B	Housing costs
Other issues/topics with no priority points:				
			O	for light industry or...
			P	housing or recreation
			U	Restaurants

Housing					
Category	Priority	Priority Pts	ID	Description	
	1	22	I	Balanced mix of housing to support character & fiscal health of town, e.g. diversity	
	2	14	A	Local support to allow people to stay in town - volunteers - a link to bring people together	
	3	13	K	Planned development including housing, light commercia	
	4	9	C	Community communication (bulletin board) (website info)	
	5	9	J	Consider school impacts	
	6	8	L	Emergency services & information	
	7	7	P	Consider issues of part - time homes becoming full-time (septic design, etc) (Rand Pond)	
	8	6	D	Affordable housing	
	9	6	M	focus on empty lots & vacant houses before building new	
	10	5	B	Better mechanism for community outreach	
	11	4	F	Transportation for elderly	
	12	3	H	Lower income multi-family housing	
	13	3	N	Housing rehab	
	14	1	O	Diverse-age housing (avoid single-age group housing that prohibits children	
Other issues/topics with no priority points:					
				E	Elderly housing
				G	Warm & cool refuge

Transportation				
Category	Priority	Priority Pts	ID	Description
	1	31	J	Long - range plan for road maintenance & development include a survey
	2	16	H	Replace & repair bridges
	3	11	N	School bus access & fire trucks & pull outs for kids to wait
	4	10	F	Keep Class VI roads as limited use
	5	9	K	Consider needs of road maintenance (crew size, contract work)
	6	7	E	Keep some Class VI roads open as fire lanes (but continue Class VI status)
	7	7	M	Designate scenic roadway (Center Road, Lempster Coach, Province)
	8	4	A	Scheduled group transportation (subsidised) (community alliance trans. Services)
	9	4	C	More involvement in community transportation (both private & public investment)
	10	3	L	Consider out-side sources
	11	2	G	Use weight limits to maintain roads
	12	1	I	Consider paving dirt roads (dust, wear & tear, property values)
	13	1	O	Road to town beach in poor condition
Other issues/topics with no priority points:				
			B	Perception of liability for volunteer ride shares
			D	Park & Ride lots

Community Facilities and Town Services

Category	Priority	Priority Pts	ID	Description
	1	30	K	Ranked long range plan for all town buildings considering expansion, space needs & use economics
	2	13	A	Purchase land on Rts 10 in downtown area for community facilities
	3	13	H	Town Manager to deal with daily problems & apply for grants
	4	12	M	Get professional help for building plan
	5	8	B	Develop a land-purchase fund
	6	8	E	Get existing buildings in order (town hall) (handicap accessibility)
	7	7	O	Keep a town center by keeping facilities near the center
	8	6	S	Fire Station emergency repairs
	9	4	F	Get a new town office building
	10	3	G	Fix Grange Hall - function rooms, offices
	11	3	I	Make services available at appropriate times
	12	2	D	Community activities such as movies
	13	1	C	Part time recreational director
	14	1	J	Fix Grange Hall for other uses
	15	1	T	Storage of town records & historic artifacts
Other issues/topics with no priority points:				
			L	Improve energy efficiency of buildings
			N	Improve traffic enforcement
			P	Remember school building needs
			Q	Improve sanitation facilities at Gunnison Lake
			R	Address bank erosion along Sugar River

Land Use				
Category	Priority	Priority Pts	ID	Description
	1	14	S	Maintain Goshen as a bedroom (primarily residential) community
	2	11	H	Classify some land along Rts 10 for small business development
	3	11	K	Better define zoning districts
	4	10	I	Plan for small business development in keeping with town character
	5	9	A	Area for sand & gravel extraction (Carroll property eg.;
	6	9	R	Re-evaluate regulations for home-based businesses to encourage professional services
	7	8	L	Expand tourist district to include Mt. Sunapee property
	8	7	T	Creatively encourage business development to provide tax base, including public/private partnership
	9	6	P	Avoid sprawl
	10	4	M	Develop zoning regulations that apply to tourist district (eg. Dirt bike restrictions
	11	3	C	Protect aquifer
	12	3	D	Consolidate some work-force housing in village center
	13	3	J	Address conflict between different uses in town center
	14	3	N	Define where we want commercial development
	15	2	B	Public water source (Carroll s. end)
	16	1	G	Examine affordability of existing housing stock
	17	1	O	Educate land-owners
Other issues/topics with no priority points:				
			E	Develop an accessible beach for Rand Pond
			F	Don't consolidate work-force housing
			Q	Encourage professional services in large older homes

**COMMUNITY VISION WORKSHOP
RURAL CHARACTER SURVEY**

What is Rural Character?

Help the Goshen Planning Board understand the concept of "rural character" by rating each photograph from zero to five, zero having no rural character and five being the most rural character.

0 (no rural character).....3 (some).....5 (best reflects rural character)

Housing



Arts, Culture and Other



Prepared by Upper Valley Lake Sunapee Regional Planning Commission, April 2007.
Photos from UVLSRPC and the Town of Lyme.

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Open Space



Agriculture



<u>Open Space</u>									<u>Agriculture</u>										
Photo No.	Ave	Score Frequency							5 NR	Photo No.	Ave	Score Frequency							5 NR
		0	1	2	3	4	5	NR				0	1	2	3	4	5	NR	
Q #1	4.4	2	1	0	0	1	20	0	Q #1	3.5	2	1	3	3	5	9	1		
Q #2	4.2	2	1	1	1	0	18	1	Q #2	4.3	2	1	0	0	3	17	1		
Q #3	4.2	2	0	1	1	3	16	1	Q #3	3.9	3	0	0	3	4	13	1		
Q #4	4.0	3	0	0	3	2	15	1	Q #4	4.0	3	0	0	2	3	15	1		
Q #5	4.0	3	1	0	2	1	16	1	Q #5	3.4	3	2	1	3	5	9	1		
Q #6	3.9	3	1	0	1	4	14	1	Q #6	3.9	3	0	0	3	4	13	1		
Q #7	1.5	9	4	3	4	2	1	1	Q #7	3.5	3	0	3	3	3	10	2		
Q #8	2.3	5	2	7	3	2	4	1	Q #8	4.2	3	0	0	2	0	18	1		
Q #9	1.7	10	1	3	5	2	2	1	Q #9	4.1	2	1	1	1	2	16	1		

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Community Facilities



Transportation



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Commercial Businesses & Industry



Commercial
Business &
Industry

Photo No.	Ave	Frequency						
		0	1	2	3	4	5	NR
Q #1	2.1	7	2	4	5	2	3	1
Q #2	2.7	6	0	3	5	3	6	1
Q #3	1.5	11	2	4	3	0	3	1
Q #4	1.2	13	1	3	4	2	0	1
Q #5	1.0	12	2	6	3	0	0	1
Q #6	0.4	17	3	2	1	0	0	1
Q #7	2.9	11	1	6	2	0	1	3
Q #8	0.9	13	3	4	2	1	0	1
Q #9	1.4	11	1	4	5	2	0	1
Q #10	1.4	7	2	8	2	1	0	4
Q #11	3.1	3	1	3	3	5	5	4
Q #12	0.6	13	4	2	1	0	0	4
Q #13	1.0	10	4	3	3	0	0	4
Q #14	1.0	10	2	4	3	0	0	5
Q #15	1.1	9	5	2	3	1	0	4
Q #16	0.8	12	4	2	1	1	0	4
Q #17	1.7	5	8	1	3	1	2	4

Attendance List

Town of Goshen Community Visioning Workshop

September 27, 2008

NAME	COMMUNITY/AGENCY	PHONE	E-MAIL
Mark Rissala	Resident	863-6868	mrisala@wildblue.net
Kim P. Gaddes	President	863-2704	
Traci Schendler	"	863-3125	
Hannah Lockwood	"		
John T. Hopkins	Health/Welfare/FD/FF	863-4740	
Sham Hundt	land owner	763-4225	
Dea Salento	conservation comm	863-2788	
Jack Sczanton	School Bd	863-3091	William Scanton, m.c.
JAY GAMBLE	MOUNT SUPPER	763-3500	jgambles@mtsumper.com
Mary Wickde		863-5775	
JENNIFER KOLB		"	
Alex Beube	Resident	703 -7711	
Aaron Beube	Resident	731-7711	
LILYAN WRIGHT	BUDGET COMM & LIBRARY	863-6253	

Jim Carrick 863-4494

Town of Goshen Community Visioning Workshop

September 27, 2008

NAME	COMMUNITY/AGENCY	PHONE	E-MAIL
DAN PETERSON	GOSHEN FD/WARDEN	863-4506	
Arthur Gillette	Moderator	863-2788	
Cady Sonnichsen	Cons. Comm.	313-3059	
William Sorenson	Resident	863-3091	
Bjorn Arnesen	Sectman	863 6740	
ALLEN HOWE	GOSHEN PLANNING BOARD		