

**Town of Goshen  
Planning Board  
Minutes of April 19, 2018  
FINAL**

**Planning Board members present:** Alicea Bursey (Chair), George Hebert (Vice-Chair), Fred Smith, and Bruce Nadeau

**Guest:** Patrick Dombrowski

**Meeting called to order at 7:01 p.m.**

**O'Brien/White Lot Line Adjustment**

Patrick Dombrowski (surveyor), representing the White's and the O'Brien's lot line adjustment on behalf of the White's, presented the board with a plat of the proposed lot line adjustment on 519 Center Road in Goshen (Tax Map 206, Lot # 13 & 14). The lot line adjustment will add just over 0.5 acres of land to the White's property.

The board reviewed the new proposed lot line and did not have any questions or concerns. They will vote during the May meeting for completion and acceptance of the application. No further actions were made.

**Review of April 5, 2018 Meeting Minutes**

**Bruce Nadeau motioned to accept the minutes from April 5, 2018. Fred Smith seconded the motion. All in favor, minutes approved "as is".**

**Review of Small Detached Building Regulations (Proposed ZBA Changes)**

Chair Bursey read the following proposed ZBA changes to the small detached building regulations found under section D.2 in the Zoning Building and Ordinances.

**Old and Proposed Changes**

D.2. Side and Rear Setback

Side and Rear Setback: Minimum distance from the lot side lines and lot rear lines to any buildings shall be forty feet (40'), providing, however, ~~that small detached buildings may be approved to within twenty feet (20') of a lot line.~~ **the minimum distance from lot side lines and lot rear lines to any small detached building (any building not larger than 100 square feet) shall be ten feet (10').**

The board did not have any questions or concerns regarding these new changes.

**Bruce Nadeau made a motion to accept the new wording suggestions for the small detached building regulations. George Hebert seconded the motion. All were in favor; the proposed changes will be added to the end of 2018 public hearing for all proposed ordinance changes.**

**Member Appointment**

The board discussed possible candidates for board members. Chair Bursey mentioned that Steve Bursey could be voted in as a permanent member instead as an alternate, however, she suggested that finding another member

may prove to be beneficial to the board due to potential conflicts of interest if there were future projects abutting the Bursey property. George Hebert mentioned another individual who he thought might be interested, he will follow-up with this individual. The board will continue to pursue other candidates and vote accordingly in future meetings.

### **Land Use Training on March 17th (Selectman Update)**

Bruce Nadeau updated the board with the Board of Selectman's progress on several topics that were discussed during the last meeting.

- *Land Use Training*: No mandated actions have been set in place for compliance with new state regulations discussed during the Land Use training on March 17th. Bruce Nadeau and Alicea Bursey will continue to look into this matter.
- *Blinking Light at the intersection of Route 10 and Anderson Pit*: The Selectman do not want a blinking lot at that intersection.
- *High-Speed Internet*: The Selectman are looking into adding high-speed internet to the Town of Goshen and will continue to discuss it during future meetings.
- *Rand Pond*: It was brought to the Selectman's attention that usage of Rand Pond has been decreasing over the years due to gray water being dumped into the pond and other factors. The Selectman are looking into this and will continue to address this issue.

### **Review of Excavation Regulations**

Chair Bursey reminded the board that Shaun Carroll, Jr. will be in attendance during the next meeting for the public hearing and at that time a discussion will occur on the current excavation regulations in hopes of identifying areas need more stringent regulation or revision.

**Bruce Nadeau made a motion to table the review of the excavation regulations and revisit them during the May 3, 2018 meeting. Fred Smith seconded the motion. All were in favor; the excavation regulations will be reviewed during the May 3, 2018 meeting.**

### **Other Business**

- The next meeting will be the first Thursday of the month - May 3, 2018.

### **Standing items**

- Land Use Training Update (continued)
- Carroll Pit renewal application
- ZBA Proposed Signage Regulations (update size in the draft proposed regulations)
- Continued review of Excavation Regulations
- Appointing another member (continued)
- O'Brien/ White Lot Line Adjustment

### **Items to be voted on during end of year public hearing**

- Set back regulations (revised)
- Small detached building regulations (revised)

**Bruce Nadeau motioned to adjourn the meeting; Alicea Bursey seconded the motion, all were in favor. Meeting adjourned at 7:50p.m.**

Respectfully Submitted,

Melissa Salinardi  
Recording Secretary