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**Town of Goshen
Zoning Board of Adjustment
Minutes of July 9, 2014**

Members Present: Doug O'Clair, Chair; Keith Hall; Steve Smith; Chip Ball; Ed Anderson

Chair O'Clair called the meeting to order at 7:00 p.m.

MINUTES

The Board reviewed the minutes of April 9, 2014.

Mr. Hall made a motion to accept the minutes of April 9, 2014 as written. Mr. Smith seconded the motion. All in favor.

PUBLIC HEARINGS

Shaun Carroll - informational regarding a gun range at the Davis Pit.

The Board determined that if Mr. Carroll is going to apply for a gun range at the Davis Pit, he would need to apply for a special exception since he would be proposing a commercial use outside of the commercial district, per Section V, Article I of the Goshen Zoning Ordinance.

Mr. Carroll explained that there are approximately 23 acres left to reclaim at the Davis Pit. He stated that he has been approached by several people regarding the use of the reclaimed Davis Pit land. Most recently, he was approached the Newport Gun Club. They are interested in purchasing the land for use as a gun range. Mr. Carroll acknowledged that there are pros and cons to a gun range, but he was not partial either way and does not want to get into another "battle" with the towns' people.

The Board discussed the potential pros and cons. Consensus was that there would probably be a good deal of opposition to such a proposal. Even if it met the decibel level, there would still be a lot of opposition.

Mr. Carroll commented that he does not want to move forward with the proposal if it is going to create a lot of turmoil. He and the Board agreed that the potential for an elderly cluster housing facility would be better received and more appropriate for the use of that land. Mr. Carroll stated that he will not pursue the proposal for a gun range at the Davis Pit.

NEW BUSINESS

In-Law Apartment

1 Kevin Dennis, contractor, asked the Board for guidance regarding applying for an in-law
2 apartment.

3
4 Chair O'Clair informed him that he will need to apply for a special exception and follow the
5 guidelines outlined in the zoning regulations.

6
7 Mr. Dennis stated that they may need to move the septic tank and asked if there were any permits
8 necessary for the Town.

9
10 Chair O'Clair advised that there are no permits needed from the town for the septic move.

11
12 Mr. Hall advised that a permit will probably be required from the State to move the septic tank.

13
14 **Mt. Sunapee Resort**

15
16 Chair O'Clair informed the Board that Mt. Sunapee Resort has submitted their Masterplan for
17 2015-2019. A copy is on file for review. The plan lays out an expansion of trails into Goshen
18 with associated lodge, parking area, and entrance access from Brook Road.

19
20 On August 26, 2014 at 6:00 p.m. at Mt. Sunapee Resort, there will be a meeting for public input
21 pertaining to the Masterplan. Chair O'Clair commented that if the State approves the masterplan,
22 it will take approximately three years to obtain all of the necessary State permits before the
23 Goshen Planning Board would see an application.

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25
26 **Mr. Smith made a motion to adjourn. Mr. Ball seconded the motion. All in favor.**
27 Meeting adjourned at 8:00 p.m.

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31 Respectfully submitted,

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35 Linda Plunkett
36 Recording Secretary
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