

TOWN OF GOSHEN

PLANNING BOARD

APPROVED MINUTES

SEPTEMBER 30, 2008

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

OTHERS PRESENT: Bill Johnson, New England Handicapped Sports Association (NEHSA), Tom Kersey, NEHSA, Michael Burke, Senior Principal, Terracon, Dan Peterson, Goshen Fire Department, and Cindy Phillips.

AGENDA ITEM # 1: NEHSA

Mr. Johnson handed out some correspondence regarding the issues of: Site Selection for a Replacement NEHSA Facility, the Wetland Evaluation results from Natural Resource Consulting Services, plan sheets, and maps of the area where the proposed new facility is located.

Mr. Johnson stated he has done a lot of investigating regarding the proposed new site for the new NEHSA facility, along with other consultants such as Mr. Burke of Terracon. Mr. Johnson has also worked with DRED and NHDES to identify an acceptable site adjacent to the existing South Peak beginners ski slope at Mount Sunapee Resort. NEHSA has hired firm of Bruno Associates, Inc., PC to do the site engineering, design and analysis. Mr. Johnson stated that along with analysis, an identification of steep slopes posed a challenge. Mr. Johnson said that literally one year was spent with different iterations trying to find the most optimal layout for the building.

Mr. Johnson stated that in spring of 2008 NEHSA hired Natural Resource Consulting Services (NRCS) to evaluate the wetlands and stream impacts, and how they might affect the surrounding ecosystem. NRCS determined the stream should receive priority, and that the wetlands in question had a relatively low functional value.

Mr. Johnson stated that the basis for appearing before the Planning Board is he would like to know if the Planning Board has any questions and for the Planning Board to offer feedback for the site plans.

Mr. Howe stated that the issues that he has deals with the steep slopes, wetlands, and the terrains.

Mr. Johnson stated that the plans are to site the building along the South Peak for mobility and the health needs for the clientele. Mr. Johnson stated that they are trying to stay out of wetlands as much as possible.

Mr. Wirkkala asked Mr. Johnson what the slope of the steep slope is. Mr. Johnson stated that it is defined as 25% or more, which is between a man-made perennial stream and wetlands. Mr. Johnson stated that the NEHSA is trying to get the plans tightly compacted as possible.

Mr. Howe stated that the zoning ordinance pertinent to building slopes 25% or greater does not have a provision for a special exception. Mr. Howe said in that case NEHSA would have to get a variance.

Mr. Howe stated that Mr. Johnson's/NEHSA's next step would be to go before the Zoning Board of appeals, to obtain a variance for a building on 25% or greater slopes, a special exception for alteration of terrain on 25% or greater slopes, and a special exception for development in a wetland. Mr. Howe will also check with the Town's Attorney for further input. Mr. Johnson said he will do that and he will keep Mr. Howe up-to-date regarding the many issues.

#### AGENDA ITEM # 2: Gary Caron gravel pit reclamation inspection

Mr. Howe stated that on September 20, some of the members of the Board participated in the site visit of the Caron gravel pit. Mr. Howe asked members present to report how the site appeared.

Mr. Moen and Mr. Purick both agree that the area was cleaned up, and that one area showed no signs of erosion.

Mr. Howe looked up the regulations regarding the bond issue, the bond expires January 2009. This bond will have to be extended until September of 2009, for the 2 year reclamation. Mr. Howe read a draft letter addressed to Mr. Caron, which all Board members agreed was adequate.

Mr. Moen made a motion to accept the draft as read, Mr. Purick seconded, and all were in favor.

AGENDA ITEM # 3: Davis gravel pit (reclamation status, haul road, issues, permit form, and annual report)

This site visit was also on September 20<sup>th</sup>, and Mr. Howe asked the Board members who attended to give their impression of what they had seen. Mr. Moen and Mr. Purick both agreed that the fields looked good, there were no visible washouts. Mr. Moen did notice that there he did not see the orange retainer fence and speculated it was removed due to recent construction. The site is further along with the reclamation, and essentially the company was done with the hauling out of the Unity Pit. Mr. Moen mentioned that Mr. Carroll had also mentioned that day that he would like to get into the Anderson Pit to do some reclamation. Mr. Carrick stated he would like to see the Davis Pit completely reclaimed before anything is done in the Anderson Pit.

Mr. Howe read a draft letter to Mr. Carroll regarding the outstanding issues regarding the permit. Mr. Howe also distributed to the Board a draft of a Commercial Excavation Permit, Mr. Howe will confer with the Town's Attorney regarding the draft of the Permit.

Mr. Moen made a motion to accept the draft letter as read, Mr. Purick seconded, and all were in favor.

AGENDA ITEM # 4: Master Plan Workshop

The Master Plan Workshop was held on Saturday, September 27<sup>th</sup> from 8:30 to 3:30. There were about 20 people attended. Mr. Howe stated the people who attended along with a facilitator filled out a rural character survey. Mr. Howe stated that he thought based on the Workshop that there was a good exchange of ideas. Mr. Howe stated that there will be a questionnaire sent out to the citizens of Goshen to continue on with the Master Plan.

AGENDA ITEM # 5: Report on fee payment

Mr. Moen handed out two reports which showed the Administration Fee Schedule for the Public Hearings of the 2008 Guildhall Gravel Site, and the 2008 Mountain Reach Hearings.

Mr. Howe stated that he also would like to waive the fees for meetings # 7 & 8 of the Guildhall Gravel site due to administrative reasons. Mr. Howe asked Mr. Moen if the initial fees and the hearing fees were paid for the Guildhall site. Mr. Moen will check with the Selectman's Secretary, Cindy Rouillard, to confirm the monies due. Mr. Carrick informed Mr. Moen that Heather Peckham, Town Treasurer, would be the person to contact to confirm the monies due for Mountain Reach.

AGENDA ITEM # 6: Zoning Ordinance and Budget development schedule

Mr. Howe asked Mr. Carrick when the budget should be submitted to the Town. Mr. Carrick stated that it should be submitted before the first of the year. Mr. Carrick also stated that the Zoning Ordinances should be submitted before December, as to allow time for Public Hearings.

Mr. Carrick suggested Mr. Howe ask the Town's attorney regarding this issue, as the wording changes may be simple Public Hearings.

AGENDA ITEM # 7: Status of final 5/6, 5/27, 6/3, and 7/29 minutes.

Mr. Howe stated that the minutes of 5/6 are in final form, and 6/3 also, these minutes will be posted on the Town Website. Ms. Peacock will email the minutes of 7/29 to Mr. Howe.

AGENDA ITEM # 8: Correct minutes 8/5, 8/26, 9/2, and 9/20 site visit

The minutes of August-5<sup>th</sup> were reviewed and corrections were made. Mr. Moen made a motion to accept the minutes with corrections, Mr. Howe seconded. All were in favor.

The minutes of August 26<sup>th</sup> were reviewed and corrections were made. Mr. Moen made to a motion to accept the minutes with corrections. Mr. Carrick seconded. All were in favor.

OTHER BUSINESS:

The Annual OEP Conference is scheduled for October 25<sup>th</sup> at Loon Mountain.

Mr. Carrick stated that FEMA approved the Grant for the Goshen hazardous mitigation plan.

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

Respectfully submitted,

Sue Peacock

Planning Board Secretary