

TOWN OF GOSHEN  
PLANNING BOARD  
APPROVED MINUTES OF REGULAR MEETING  
JANUARY 29, 2008

Members Present: Chairman John Wirkkala, Allen Howe, Rich Moen, Jim Carrick, Jack Scranton and Jonathan Purick, board member and acting secretary.

Others Present: Jack Warburton, Building Inspector, Robert, Janine, and Melanie Bell.

**Agenda Item 1:** Jack Warburton requested that the Planning Board assist him with designing a form for provision for emergency services if structures are erected on Class VI roads. The Board agreed that this was a complex issue needing additional future discussion. Currently, a property owned by Dean Emilio on Mountain Road is in violation in that a structure has been erected but the property has no frontage on a Class V road. Originally a structure that was to be used as a storage facility was discussed by Mr. Emilio with the Select Board (?), but there was no agreement for any construction. There is currently a building that is being used for storage as well as for overnight/camping residence. The Planning Board discussed that it is up to the Select Board to establish Town policy on this issue, although the Planning Board may advise.

Mr. Warburton also requested that the Planning Board assist him by creating a form that would assist him in tracking violations of the zoning and building ordinance.

The Board will devote time at some future meeting to a discussion of the Class VI issue as well as the matter of designing a new form for tracking violations.

**Agenda Item 2:** The Board did not correct any minutes because of the excused absence of Secretary Sue Peacock.

**Agenda Item 3:** Robert, Janine, and Melanie Bell were back to determine if the 1991 subdivision of their property is still valid. Mr. Wirkkala mentioned that it appears that the property had never been recorded with the Town Clerk as a subdivision and furthermore, according to State Statute there is a maximum of four (4) years for a subdivision approval to remain valid without any substantive development or improvement work having taken place or any extension having been granted by the Planning Board. Since the date on the plat is November of 1991 it is well beyond Statute. Also, according to Goshen's subdivision regulations, page 17, it is necessary for a subdivision to be bonded. The Bells were advised that the Planning Board would regard the 1991 subdivision as still being valid provided that the Bells employ a licensed engineer to review the private road construction that has taken place. The engineer should also assist the Planning Board in establishing the amount of a suitable security to ensure quality road construction. The matter of providing future utilities (either overhead or underground) was discussed in relation to the 1991 Board's approval. The Bells said that they would research this matter.

**Agenda Item 4:** The Board agreed to reschedule Guildhall's public hearing on waiver requests from Feb. 5 to Feb. 26. At that meeting the Board may also review permit application and map. Mr. Wirkkala distributed revised materials that had been submitted by Guildhall.

**Agenda Item 5:** Noise Ordinance for March ballot: Allen Howe is working with Bernie Waugh, Town Counsel, on final wording of the proposal. The proposal will be made available for public inspection at the Town Office by February 5.

**Agenda Item 6 – Other Business:**

Mr. Wirkkala reported that he had a brief discussion with Peter Dzewaltowski of the UVLSRPC concerning the Town Master Plan.

Mr. Wirkkala reviewed mail received by the Board:

- He read a letter of thanks to all board members from the Select Board for their service to the Town in 2007.
- He reported that 12 copies of the “2008 Planning and Land Use Guide” are ready for pickup at the UVLSRPC office. Mr. Moen agreed to pick them up
- Mr. Wirkkala announced that he had received a copy of the 2007 "Municipal Law Update" from Bernie Waugh, Town Counsel. Mr. Carrick suggested that Mr. Wirkkala invite Mr. Waugh to make a presentation on his update prior to the beginning of a hearing with Guildhall, when Mr. Waugh would be planning to be in Goshen.
- A correspondence was received from PSNH regarding transmission line easements.
- Official notification of DES state subdivision approval for Mountain Reach has been received by the Board.
- A notice of UVLSRPC audio/video conferences was received.
- Information about the OEP Annual Spring Planning & Zoning Conference will be available online by Feb. 16.

9:16 Mr. Howe made a motion to adjourn the meeting, seconded by Mr. Carrick, all agreed.

Respectfully submitted,  
Jonathan Purick, Acting Secretary