

TOWN OF GOSHEN
PLANNING BOARD
APPROVED MINUTES OF REGULAR MEETING AND PUBLIC HEARING
JANUARY 8, 2008

MEMBERS PRESENT: Chairman John Wirkkala, Allen Howe, Jonathan Purick, Rich Moen, Jim Carrick, Jack Scranton, and Sue Peacock, Secretary.

OTHERS PRESENT: Mark Loehr - Mtn. Reach Development, David Eckman - Eckman Engineering, Attorney Richard Uchida, Jack Warburton - Goshen Building Inspector, and Dan Peterson -Goshen Fire Dept.

AGENDA ITEM # 1: Correct minutes of previous meetings:

December 4, 2007 - Regular meeting

December 19, 2007 - Joint Planning Board & ZBA hearing on NEHSA

The minutes of December 4 were reviewed and corrections were made. Mr. Moen made a motion to accept the minutes with the corrections, Mr. Purick seconded. All were in favor.

The minutes of December 19 were reviewed and corrections were made. Mr. Howe made a motion to accept the minutes with the corrections, Mr. Moen seconded. All were in favor.

AGENDA ITEM # 2: Zoning Ordinance change proposals for March 2008:

Review status of proposals

Schedule date for public hearing - January 22, 2008

Mr. Wirkkala spoke with Town Attorney Bernie Waugh regarding the proposal. Attorney Waugh will have input on this matter this coming Thursday or Friday (January 10th or 11th). A public hearing is scheduled for Tuesday, January 22, 2008.

AGENDA ITEM # 3: Status of Bell property.

Mr. Wirkkala stated that he will speak to the Bells and ask them to come to the January 29th Planning Board meeting to update the Board on this matter. The question of the security for the subdivision was raised. An engineer may have to review this subdivision to make sure it meets town's requirements. Mr. Howe brought up the point that the subdivision could be revoked if there is no security in place, as this would jeopardize future potential buyers. There are also design issues with a turn-around at the end of the street, this will also need to be reviewed with the Bells.

AGENDA ITEM # 4: Guildhall request for waivers - Schedule date for hearing on waivers (and possibly for consideration of permit application) for Davis site.

A letter was received from Mr. Richard Fraser or Guildhall Sand & Gravel, LLC requesting two waivers. A public hearing would be needed for the request. Mr. Wirkkala stated that he spoke with Town Attorney Bernie Waugh on this matter, and he would be available on Tuesday, February 5th, 2008 at 8:00 PM for a public hearing. Mr. Wirkkala will notify Mr. Fraser of the date of the public hearing.

AGENDA ITEM # 5: Mountain Reach Development Public Hearing - Continued from December 4, 2007.

Mr. Loehr spoke with Diana Morgan at DES and stated that as of January 7th, 2008 the well permit and State subdivision permit have been approved. The approval number is still pending.

The well permit has the condition that it is not to be used for irrigation, which will be included in the final approval document.

Mr. Howe then read the Notice of Decision - Amendment to Decision of December 27th, 2006, draft dated 1-8-08. Also received from David Eckman were the revised site plan approval package dated 1-8-08.

After the document was read, Mr. Wirkkala then asked if anyone had any objections or questions to what was read. As there were no changes or additions to be made; Mr. Howe made a motion to accept the site plan and amendments. Mr. Moen seconded, all were in favor for the final approval for Mountain Reach Development.

Mr. Moen made a motion to adjourn the meeting, Mr. Purick seconded. All were in favor. The meeting was adjourned at approximately 9:30 PM.

Respectfully submitted,

Sue Peacock
Planning Board Secretary