

TOWN OF GOSHEN
PLANNING BOARD
APPROVED MINUTES
DECEMBER 30, 2008

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

OTHERS PRESENT: Town Attorney Bernie Waugh, Peter Dzewaltowski, and Building Inspector Jack Warburton.

AGENDA ITEM # 1: Town Attorney Waugh's Municipal Law Update:

Town Attorney Waugh distributed copies of the 2008 Municipal Law Updates to all Planning Board members present. He briefly went over the new statutes along with examples of some important cases.

AGENDA ITEM # 2: Status: Joint PB/ZBA meeting schedule Anderson gravel excavation:

Mr. Howe advised the Board that he is still trying to contact Ken Everett, Chairman of the ZBA, to no avail. Mr. Howe asked Town Attorney Waugh what could potentially happen if there is no definite answer back from Mr. Everett. Town Attorney Waugh replied a Zoning Board might just have to be appointed by a judge. Mr. Howe stated that he has had contact with Mr. Carroll on this matter, but not directly with Mr. Everett. Mr. Howe also said that he has received revised plans from Mr. Carroll.

Mr. Howe stated that the date of January 27, 2009 will be held open for the purpose of the joint PB/ZBA public hearing.

AGENDA ITEM # 3: Master Plan Update – and other topics, Peter Dzewaltowski, UVLRSPC

Mr. Dzewaltowski distributed copies of the "Town of Goshen Community Vision Workshop Results" to all Board Members present. Mr. Dzewaltowski briefly went over the results from this workshop. Mr. Dzewaltowski also stated that there needs to be another meeting planned, to draft a survey to be distributed to residents in February or whenever possible. Mr. Dzewaltowski briefly went over examples from surveys from the Towns of Newbury, Lempster, and Tamworth. He stated that Board members should think of questions to ask and what kind of information the Town would like to get out of the

survey. Mr. Dzewaltowski and Mr. Howe discussed the next meeting date to go over a draft survey would be February 3rd.

Mr. Dzewaltowski then discussed the building needs committee, and the possibility of hiring a firm. Mr. Dzewaltowski stated that the issues would be related to what the pressing issues are, what buildings are appropriate to accommodate, or what types of facilities need to be constructed.

Mr. Dzewaltowski did a search on Building needs and came up with a figure of \$10,000 to \$20,000 that would arrange for the hiring for a professional. Mr. Carrick said that the Select Board is talking about budget needs soon, and that we would need firm numbers.

Mr. Howe stated to Mr. Carrick that he will be drafting up a warrant article regarding this building needs issue.

The topic then switched to Mt. Sunapee Resorts request by Jay Gamble for the Town to consider a new zoning district. Based on Mr. Gamble's presentation, Mr. Howe envisioned dense housing. Mr. Howe thought a number of studies would be needed to evaluate the benefit of such a new district. Mr. Gamble has not yet shared with the Board specifics he envisioned for such a Zoning district.

Mr. Dzewaltowski suggested that the community work together with Mount Sunapee to allow us to determine the steps that need to be taken, and what questions the community may need be answered by Mount Sunapee.

Mr. Wirkkala stated that the leaseholders of Mount Sunapee had asked to remove the buffer zone in their master plan done five years ago, and the Town of Goshen is right in the middle of that. Mr. Wirkkala stated that if we do want to be ready for a ski and real estate expansion, then we should beef up our zoning ordinance, and try to have things in place if the expansion of Mount Sunapee does take place.

Mr. Dzewaltowski recommended that the Planning Board go through with their master plan process, and what different proposals are to be made, and then institute the changes.

Mr. Howe said in his opinion he thinks there ought to be a small area for a special district for similar to the one in Newbury for the existing Mount Sunapee ski area.

AGENDA ITEM #4: Status & Public Hearing Schedule: Zoning Ordinance proposals:

Mr. Howe stated that the Zoning Ordinance proposals were reviewed by Town Attorney Waugh, and that there were changes made. The public hearing will be held on Wednesday, January 14th at 7 P.M.

AGENDA ITEM # 5: Finalize 12/2/2008 Minutes:

The minutes of 12-2 will be corrected at another meeting.

Mr. Wirkkala made a motion to adjourn the meeting, and Mr. Howe seconded, all were in favor to adjourn at approximately 10:30 P.M.

Sincerely,

Sue Peacock

Planning Board Secretary