

TOWN OF GOSHEN
PLANNING BOARD
APPROVED MINUTES
PUBLIC HEARING AND REGULAR MEETING
JULY 1, 2008

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

OTHERS PRESENT: Mark Loehr - Mtn. Reach, David Eckman - Eckman Engineering, Tom Elliot -Friends of Mt. Sunapee, Building Inspector Jack Warburton, and Mary Wirkkala.

AGENDA ITEM # 1: Mountain Reach Continuation Hearing

Mr. Loehr presented to Board members amended site plans dated June 30, 2008. One of the differences on these plans are the garages and how they are placed. On page CE1 the Buildings B & C there is a 50 ft right of way, and a 40 ft boundary. Mr. Loehr mentioned that on that same page Buildings B & D, the open space is a softer area. There is a detention pond and cisterns. There is a 3,000 gallon buried tank for the sprinkler. Mr. Loehr also brought attention to page CE2 that there are 2 septic tanks instead of 3. On that same page there is 65.9% open space. On page C3 there are 2 proposed detention ponds. The grade on the road will be 3.5% instead of the previous 10% grade.

Mr. Loehr stated that on pages C4 & C5 the order of construction will be C, B,D, A.

Mr. Loehr said that the remaining tasks that are to be done are: fire, phasing, landscaping-which will be done by Roger Wells, a performance bond, and the condominium documents. Mr. Loehr also stated that he will request the Board to consider changing the final date for the completion from 2011 to 2012.

Mrs. Wirkkala asked why more land on the northwest side of the property could not be included as open space. Mr. Loehr stated that it is because the septic is in the big area to create more of a buffer. Mrs. Wirkkala asked why the open space couldn't be moved closer to the boundary. Mr. Eckman stated that there is grading blended into the leech field for symmetry. Mr. Loehr stated that the goal was a 65% open space area, but he will go back to the plans and examine the open space in this location. Mr. Elliot's concern was the more of a buffer, the better.

Mr. Carrick asked Mr. Loehr his best guess on starting the construction plans, if everything falls into place. Mr. Loehr replied April of 2009.

Mr. Dzewaltowski asked about the alteration of terrain permit, and Mr. Loehr stated that the permit will be an amendment. Mr. Dzewaltowski asked about the turning radius for the fire department, Mr. Eckman stated that there would a turnaround.

Mr. Loehr stated that the original number of units was 24, and now there is to be a proposed 25 units. There will be 4 six unit condominiums, and the house will stay also.

Mr. Howe asked Mr. Loehr about which permits would be affected. Mr. Loehr replied that the DES well and community water supply would not need to be amended, but the DES site specific permit and DES subdivision permits will need to be amended.

Mr. Dzewaltowski asked Mr. Loehr if he would provide a amendment with the phasing plan. Mr. Loehr stated that he hopes to have a full set of plans on July 18th or July 19th showing all the changes to be made.

Mr. Moen made a motion to continue the hearing until July 29th at 7 P.M., Mr. Purick seconded. All were in favor.

AGENDA ITEM # 2: Updated Class VI Highway policy and waiver forms.

The updated Class VI Highway policy and waiver forms. Town Attorney suggested the forms to be updated. The forms will be submitted to the Select Board, who will have the final say on the final drafting of these forms. Mr. Carrick will put these forms on the agenda for the Select Board meeting for the July 14th meeting.

Mr. Wirkkala suggested a few minor changes to the forms. Mr. Howe will update the forms with the suggestions and E-mail to Mr. Carrick.

Mr. Moen made a motion to accept the edits as stated, Mr. Purick seconded. All were in favor.

AGENDA ITEM # 3: Master Plan contract, schedule.

Mr. Howe handed Mr. Dzewaltowski the signed Master Plan contract and survey task. Mr. Howe stated that he thought the fall would be a target date to shoot for to do the Vision step of the Master Plan.

Mr. Dzewaltowski stated that in the meantime he could make maps of the base, and look at principles of the existing trends which would be a better way to shape the workshop and to provide input also. Mr. Dzewaltowski stated that he will meet back with the Board at sometime to get updated information.

AGENDA ITEM # 4: Correct Minutes 6/24/08.

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

AGENDA ITEM # 5: Other items.

There was a letter sent to Attorney Beecher regarding the Eckholm deed. It seems that the attorney will be using deeds to resolve this issue.

There is a parcel of land that Kim Jordan had inquired about that is on RTE 31, which has 0.46 acres. She was asking a question about a variance from setback requirements. Mr. Howe informed her that variance questions are a topic for the Zoning Board of Appeals and referred her to Tom Lawton.

REMINDER: The Public Hearing for the Guildhall/Davis Site is on Tuesday, July 15th at 7 P.M.

Mr. Carrick reported that he had recently conversed with Mr. Carroll regarding the Andersen case which is up and coming. Mr. Carrick reported that the case against the Town has since been dropped.

Mr. Moen made a motion to adjourn the meeting, Mr. Carrick seconded. All were in favor to adjourn the meeting at 9:30 P.M.

Respectfully submitted,

Sue Peacock
Planning Board Secretary