

Town of Goshen
Joint Meeting of the Planning Board and Zoning Board of Adjustment
Minutes of February 18, 2021

Planning Board members present (quorum = 3): Alicea Bursey (Chair), George Hebert (Vice-Chair), Fred Smith, and Steve Bursey

Zoning Board members present (quorum = 3): Alicea Bursey (Chair), Ron Parenteau, and Judy Dunn

Guest (s): Shaun Carroll, Jr., Jeff Stocker, Shaun Carroll, III, Steve Johnson, and Dick Fraser and Tim Britton-both joining through Zoom

Meeting called to order at 7:01 p.m.

Review of Recusal Procedures

Chair Bursey reviewed the rules regarding recusal from the discussion and voting processes for matters involving a town board. Chair Bursey noted that we are a small community, and we may be called upon to serve our friends or those we work with. Chair Bursey shared her own connections and further stated that she felt there would be no conflict in following the regulations and ordinances. She asked the remaining board members if anyone had questions or concerns about her role or if other board members had concerns of their own. No member recused themselves.

Permit Application (Newport Sand and Gravel)

Chair Bursey explained that today's meeting would be the first opportunity the Zoning and Planning Boards would be jointly reviewing the Newport Sand and Gravel Special Exception application (ZBA) and phase three Excavation Permit application (Planning); though both boards had already received and reviewed respective applications.

Newport Sand and Gravel is applying for phase three in the Anderson Pit. They are currently in phase two, reclaiming as they complete work, and looking to wrap up phase two shortly. The Planning Board will be reviewing the excavation permit application; however, the application requires a special exception from the Zoning Board per Goshen ordinances and regulations.

Mr. Dick Fraser reviewed the applications that had been submitted to the boards. He began with a short history of the Anderson Pit and continued through the respective applications currently under review. Chair Bursey noted that Michelle Roy of the Goshen Conservation Commission received their copy of the applications on February 9, 2021.

Mr. Fraser reviewed what phase three will look like, its location, length of viability, criteria for the special exception, impact to roadways, reclamation policies, and so forth. It was noted that traffic patterns and entry to the Phase III excavation site would not be changing. Trucks will continue exiting and entering the site on the state road, Route 10.

Chair Bursey asked if any changes such as bringing in a wash plant would be made. Both Shaun Carroll, Jr. and Dick Fraser replied, "no".

Fred Smith asked how deep the water table went. Dick Fraser responded that the excavation site was well above the requirements by seven to eight feet.

In response to the Planning Boards previous request for an updated abutter list, Mr. Fraser made mention to the updated list that has now been presented to the boards. The updated list had been printed and added to the application packets.

Continuing his review, Mr. Fraser discussed the length of time for phase III, stating that the entire operation, which includes site preparation for excavation and reclamation could take anywhere from three to five years. Mr. Fraser reviewed the test pit data and best practices for ground water protection and excavation. He reviewed the flood plan and stated that the excavation will be taking place outside the boundary of the flood plan. He also reviewed several procedures that Newport Sand & Gravel will follow in the reclamation process.

Member, George Hebert left the meeting at 7:45pm; quorum was maintained and meeting continued.

Mr. Fraser pointed out on the plats presented where the new excavation site will be located. He explained that the color-coded map shows Phase I, Phase II, the entry road, and other elements of the excavation area.

Mr. Shaun Carroll, Jr. presented the remainder of the site plans. He explained that one of the maps shows the topographical expectation of what the site will look like when excavation is completed.

Judy Dunn asked if anything different was being done during this excavation phase. Shaun Carroll, Jr. stated, “no” and noted the lifespan of this phase will be much shorter than the others.

Fred Smith asked about their request for a waiver on the engineer seal. Mr. Fraser explained that this is not atypical nor a requirement under Goshen regulations. Goshen regulations provide that a waiver can be requested, and this has occurred in the past. Mr. Fraser reviewed the request for waiver from the application packet and Chair Bursey shared plans from previously approved applications with the boards. Mr. Fraser also noted that very few towns require an engineer seal. The boards found these details satisfactory.

The boards had no further questions or concerns.

The public had no questions or concerns.

The next steps for both the Zoning Board and the Planning Board will be to notify abutters and hold a public hearing where abutters and the public can voice their concerns and comments regarding the project. The boards discussed the option of holding a joint public hearing and felt a joint hearing would be the best approach for the Goshen community.

Judy Dunn motioned to have a combined special public hearing with the Planning Board on March 4, 2021 on the Special Exception application for Anderson Pit, Phase III. Ron Parenteau seconded the motion. All were in favor.

Fred Smith motioned to have a combined public hearing with the Zoning Board on March 4, 2021 on the Excavation Permit application for Anderson Pit, Phase III. Steve Bursey seconded the motion. All were in favor.

No further actions were made at this time.

Ron Parenteau motioned to adjourn the ZBA portion of the meeting, Judy Dunn seconded the motion. All were in favor.

ZBA adjourned at 8:09pm; The Planning Board meeting continued.

Review of Minutes

The board discussed the draft minutes of November 19, 2020.

The following motion was taken during the December 3, 2020 meeting; Bruce Nadeau motioned to accept the Minutes of November 19, 2020 “as is”; Steve Bursey seconded the motion. Alicea Bursey and Fred Smith abstained from voting as they were not present at the last meeting. The motion does not pass, draft minutes will remain posted.

The minutes will remain in draft form until the three members of the board who attended the meeting are available for vote or the board determines otherwise.

Review of Minutes

The board reviewed the minutes of February 4, 2021.

Fred Smith motioned to accept the Minutes of February 4, 2021 “as is”; Steve Bursey seconded the motion. All were in favor.

Lot Line Adjustment (George Grant, Messer Road)

Mr. George Grant was unable to attend this meeting. He will be added to the March 4, 2021 meeting. No further actions were made at this time.

Project Review - Heselton (Province Rd)

Chair Bursey reviewed the details of this project with the remaining board members, the discussion was tabled until the next meeting.

Member Discussion (ongoing)

Alternate members are still needed for the Planning Board, this topic will remain a standing agenda item until filled. Anyone interested in becoming an alternate member of the Planning Board should stop by any of the Planning Board meetings at the first or third Thursday of the month at 7pm in the Goshen Town Hall. Applications for the alternate position can be found on the Planning Board webpage.

Other Business

- The next meeting will be the first Thursday of the month – March 4, 2021.
- **Solar/alternative energy:** The board will discuss this topic after the March vote.
- **Capital Improvement Plan - Update:** The board will discuss updates to the CIP during a future meeting.

Standing items

- Solar/alternative energy RSA and town regulation discussion
- Capital Improvement Plan - Update
- Member Discussion - Standing Item

Fred Smith motioned to adjourn the meeting; Steve Bursey seconded the motion; all were in favor.

Meeting adjourned at 8:17p.m.

Respectfully Submitted,

Melissa Salinardi
Recording Secretary

DRAFT