

**Town of Goshen
Planning Board
Minutes of September 1, 2022
FINAL**

Planning Board members present (quorum = 3): Alicea Bursey (Chair), Kayla Frink (Vice-Chair), Steve Bursey

Guests: Alan Greenhalgh, Mark Walker, Sarah Humphries

Kayla Frink will be acting as Chair this evening, Vice-Chair and Secretary will be Alicea Bursey.

Meeting called to order at 6:57 p.m.

Review of Minutes (8/18/2022)

Alicea Bursey motioned to accept the meeting minutes of August 18, 2022 “as is”; Steve Bursey seconded the motion. All were in favor.

PUBLIC HEARING

Lot Line Adjustment/Subdivision/Annexation (Greenhalgh)

Alan Greenhalgh approached the Board and described for the public hearing portion of the lot line adjustment/subdivision and annexation application for two lots on Center Road. The proposed project would be to carve off 6.98 acres from tax map 206, lot 1.1 and annex it to tax map 203, lot 24.1 and would also carve off 3.19 acres from tax map 203, lot 25 and annex it to tax map 203, lot 24.1. The two parcels would be annexed into the back section, adding approximately 10 acres to an existing 81-acre (tax map 203, lot 24.1) lot resulting in a 91-acre lot.

Alan Greenhalgh stated that this project is not for development, he is maintaining privacy. Mr. Walker showed the position of his driveway on the plat and Mr. Greenhalgh explained that the existing parcel which abuts Mr. Walker and Ms. Humphries at 223 Cross Road will still continue to be the abutting line but now a portion of the property will be annexed to tax map 203, lot 24.1. Mr. Greenhalgh re-iterated that he is looking for privacy, not development.

Mr. Greenhalgh showed the new changes to the plat that were previously discussed including the town pound and old town hall foundation.

Certified mailings have been sent to abutters and green receipt cards received. Notifications of this evening’s public hearing were posted in the Eagle Times and the regular in-town posting areas.

An invoice in the amount of \$413.28 was presented for the application and announcement fees. Check number 2086 was received as full payment.

Acting Chair Frink advised the applicant that they had the right to request a five-member Planning Board panel for the public hearing and if occurs, any associated votes. Mr. Greenhalgh was fine with the three-member panel this evening.

With the resolution of Mr. Walker's question about whether this project would impact his property, there were no more questions from the audience.

The Board reviewed the application packet, requested materials, and plats, all items were present except for the mylars. Mylars will be made available for Board signature in 30 days if the application is approved this evening.

Steve Bursey motioned to accept the application as complete, Alicea Bursey seconded All were in favor.

Alicea Bursey motioned to subdivide via lot line adjustment 6.98 acres from tax map 206, lot 1.1 and annex it to tax map 203, lot 24.1; subdivide via lot line adjustment 3.19 acres from tax map 203, lot 25 and annex it to tax map 203, lot 24.1; resulting in annexation of 10.17 acres to the existing 81-acre lot at tax map 203, lot 24.1, Steve Bursey seconded; All were in favor.

Acting Chair Frink advised the applicant that there is a 30-day appeal period. If an appeal is received in the next 30 days, the Board will notify the applicant of next steps. If no appeal is received, the Board will sign the mylars at the Planning Board meeting immediately following the 30-day appeal period and will let the applicant know when and where to pick them up.

Subdivision (DeRoe Road)

Chair Bursey updated the Board of Selectmen at their August 22, 2022, meeting that an application for subdivision has been received for the Morris property on DeRoe Road. They have agreed to an extension on the subdivision application to November to allow time for the Board of Selectmen to review the Class VI waiver to build and the associated policy. The Morris' will not begin surveys or other work that may incur cost until the waiver is received. No action further action is required.

Member Discussion

An alternate member position has been filled, but if anyone else is interested in becoming an alternate member of the Planning Board they 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

- **September 15th Meeting:** The September 15th meeting is scheduled to be an informative session with Mr. Shaun Carroll, Jr. of Newport Sand and Gravel as well as the annual Pit Inspection. The Board will begin their meeting at the Town Hall at 7:00 p.m. and then do their annual on-site inspection of the Anderson and Davis Pit's. Pit inspections are regular meetings with a quorum and the public can attend the visits.
- **Law and Regulation Changes:** Review of HB 1061 and 1221.
- **Performance Review for Secretary:** The Board tabled this discussion for a future meeting.
- **Spreadsheet:** The Board tabled this discussion for a future meeting.
- **Next Meeting:** The next meeting will be the first Thursday of the month – September 1, 2022.

Standing/Upcoming items

- Appeal Period for Greenhalgh Subdivision Ends Oct. 1st
- Route 31 subdivision (McCutcheon)
- Capital Improvement Plan Review
- Master Plan Review - Pending
- Solar/alternative energy RSA and town regulation discussion - Pending

- Rand Pond Beach Discussion for inclusion in Master Plan - Standing Item
- Member Discussion - Standing Item
- *Budget due December 1, 2022*
- *Annual report due February 1, 2023*
- *Annual audit of CIP (May/June)*

Steve made a motion to adjourn the meeting. Alicea seconded the motion. All were in favor. Motion passes.

Meeting adjourned at 7:19 p.m.

Respectfully Submitted,
Alicea Bursey, Chair