

**Town of Goshen
Planning Board
Minutes of January 19, 2023
Non-Quorum Meeting**

Planning Board members present (quorum = 3): Kayla Frink (Chair), and Sebastian Zyzdorf (alternate)

Guest (s): Wayne McCutcheon, Alicea Bursey, Ernie Dennis

Meeting called to order at 7:00 p.m.

Minor Subdivision (Mike Bartlett)

Chair Frink explained that the Board did not meet quorum for the meeting but they would review and discuss Mr. Bartlett’s minor subdivision and that she would update the rest of the Board during the next meeting. No actions would be made at this time.

Wayne McCutcheon (surveyor) explained that Mr. Bartlett is seeking a two-lot minor subdivision on his property located at the bottom of NH Route 31 (Tax Map 202, Lot 26). Mr. Bartlett would like to take 5.7 acres out of the larger parcel, which would leave 32 acres remaining in the other parcel.

Mr. McCutcheon presented the proposed plat and explained that test pit data was included on the map, road frontage was not an issue and Mr. Bartlett has received the updated state driveway permit.

Chair Frink asked if there was another road to access the other lot. Wayne McCutcheon stated, “yes.” He mentioned that he forgot to put it on the map but he will add it to the next map that he submits. He also added that he will submit the abutter list to the recording secretary before the next meeting.

Alicea Bursey mentioned that there was concern regarding the placement of the driveway and access for the Emergency Service team. Mike Bartlett suggested that he would be willing to reach out to the Fire Chief, Ryan Hall, and ask if he would be willing to inspect the driveway access. Chair Frink thanked him for offering to speak with Chief Hall and asked him to have Chief Hall provide a brief report to the Board after the inspection. Alicea Bursey added that Bruce Nadeau, Building Inspector, would like to look at the test pit data to make sure everything was done correctly.

Chair Frink suggested having the Public Hearing on March 2, 2023 as long as the rest of the Board members agree and approve the application. The application and preliminary maps, along with the state approved driveway permit will be submitted to the rest of the Board members during the next meeting on February 2nd.

Other Business:

- **Home-Improvement Question:** Ernie Dennis approached the Board seeking guidance for next steps regarding a potential home-improvement project. He would like to build an apartment in his already existing barn. He explained that the area would likely need a new septic as well.

Alicea Bursey reviewed the building regulations and stated that she did not think that Mr. Dennis would need to come before the Planning Board, but rather the Zoning Board. She further explained that he would need a special exception from the Zoning Board and a building permit from the Building Inspector. She referenced the Zoning Building and Ordinances in section B. Buildings, b.3, which

stated the requirements for a special exception which are as follows, “1. The living space in the second dwelling unit shall not exceed 750 square feet. 2. The existing or proposed home is and will remain a single-family structure. 3. The existing or proposed home is currently conforming to zoning. 4. The existing or proposed home is currently or planned to be owner occupied. 5. The property shall have only one curb cut and driveway. 6. The accessory unit shares utilities in common with the primary structure. 7. Evidence of adequate septic capacity. 8. Adequate vehicle parking and turnaround on site.”

Due to other commitments, Mr. Dennis will not be able to attend the next Zoning Board meeting, Alicea Burse offered to bring the proposal to the Zoning Board for him during the February 8th meeting. No further discussion was had.

- Melissa Salinardi mentioned that she would not be available for the months of April and May for minute taking. She added that she will try and make it through the March meetings, but that due to other commitments, she would have to miss a few months. Chair Frink did not see a problem with the recording secretary being absent for a few months. She will present it to the other members and see if anyone is willing to take notes during those months.
- The next meeting will be the first Thursday of the month – February 2, 2023.

Standing Upcoming items

- Route 31 subdivision (McCutcheon)
- 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)*

Meeting adjourned at 7:41 p.m.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary