

**Town of Goshen
Planning Board
Minutes of March 2, 2023**

Planning Board members present (quorum = 3): Kayla Frink (Chair), George Hebert (Vice-Chair), Derek Tremblay (Selectmen ex-officio), Sebastian Zyzdorf, and Alicea Bursey (alternate)

Guest (s): Wayne McCutcheon, Mike Bartlett

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

Chair Frink asked George Hebert to chair the meeting due to her not feeling well.

Review of Minutes (2/2/2023)

Derek Tremblay motioned to accept the meeting minutes of February 2, 2023 “as is”; Kayla Frink seconded the motion. All were in favor.

PUBLIC HEARING

Minor Subdivision (Mike Bartlett)

George Hebert advised the applicant that they had the right to request a five-member Planning Board panel for the public hearing. Mr. Bartlett was fine with the current members present.

The recording secretary mentioned that certified mailings were sent to abutters and green receipt cards have been received. Notifications of the public hearing were posted in the Eagle Times and the regular in-town and online posting areas. She added that the Building Inspector, Bruce Nadeau, reviewed the test pit data and had no concerns.

The Board reviewed the application and the new proposed plat that was submitted by Wayne McCutcheon. It was pointed out that the new driveway access was added to the map.

George Hebert mentioned that the main concern that the Board had was regarding the slope and steepness of the driveway. He read the Zoning and Building ordinances section B.5 and B.6 which are stated as follows; “**B.5. Slopes 25% or Greater:** No building permits will be granted to build buildings on land designated on official town soils and elevation maps as having a slope of 25% or greater.” “**B.6. Slopes 20%-25%:** No building permits will be granted to build buildings on land designated on official town soils and elevation maps as having a slope of 20-25% except by special exception granted by the Zoning Board of Adjustment following presentation of satisfactory evidence that septic, erosion, and access factors will be adequately addressed.”

Wayne McCutcheon stated that any building in the future would have to meet the state requirements and would require proper recording and consideration of steepness and slope. The Board also reviewed a emailed letter from Fire Chief Ryan Hall stating that he had no concerns regarding the driveway and emergency vehicle access.

George Hebert opened the floor to the public for questions or concerns, none were made. George Hebert opened the floor to the Board for questions or concerns, none were made.

Derek Tremblay motioned to approve subdivision with the conditions noted in the DOT driveway permit at Tax Map 202, Lot 26, creating two lots, one of 5.17 acres and the remaining lot of 32 acres. Sebastian Zyzdorf seconded the motion. All were in favor.

The Board received payment for the Planning Board fees and Recording fees in full (check #677 and #678). George Hebert 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 submit the mylar to the registry of deeds. No further discussion was had.

Other Business:

- **East Mummery Road Project (Caron's):** Alicea Bursey provided the Board with an update on a project at the Caron's property at 163 East Mummery Road. She noted that the project is currently before the Zoning Board and has gone before the Board of Selectmen for a permit to build on a class VI road. She explained that the Caron's are looking to move an existing structure (small bunkhouse) which will be converted into a shed. She added that the Zoning Board is in the process of determining if the project requires a special exception or and is waiting for the applicant to provide information on when the lot was created. She mentioned that the Planning Board should be made aware of the project as they may need to approve a driveway permit in the future. The Board had no questions or concerns.
- **Upcoming Meetings:** The recording secretary reminded the Board that the meeting in April will be April 13th and the meeting in May will be held on May 4th. All other meetings during those months have been cancelled unless immediate action is needed.

Derek Tremblay motioned to cancel the second meeting in March, March 16, 2023. Sebastian Zyzdorf seconded the motion. All were in favor.

- The next meeting will be the second Thursday of the month in April – April 13, 2023.

Standing Upcoming items

- Route 31 subdivision (McCutcheon) – in 30-day appeal period
- 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, 2023*
- *Annual report due January 1, 2024*
- *Annual audit of CIP (May/June)*

Derek Tremblay made a motion to adjourn the meeting. Kayla Frink seconded the motion. All were in favor. Motion passes.

Meeting adjourned at 7:33 p.m.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary