Town of Goshen
Planning Board
Minutes of August 1, 2024
FINAL APPROVED

Planning Board members present (quorum = 3): Sebastian Zyzdorf (Chair), Kayla Frink (Vice-Chair), Philip Stasulli, Jonathan Tremblay, Derek Tremblay (ex-officio to the Select Board)

Guest (s): Jonathan Bafundi; Bonnie Belden; Trisha LaBossiere

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

Subdivision (Ball Park Road)
The Board reviewed a major subdivision application from Jonathan Bafundi who was presenting on behalf of his client, Jeffrey Hertel. The property is located at 332 Ball Park Road, tax map 402, lot 11. Chair Zyzdorf opened the floor for Mr. Bafundi to present.

Jonathan Bafundi shared that the proposed plan is to subdivide the one-hundred and eight (108) acres into six (6) separate lots. He stated that there are no plans to construct any buildings at this time but is hoping to sell the proposed lots as soon as the subdivision has been completely approved.

The Board reviewed the map and application that was submitted. They asked about driveway permits, curve cuts, the easement line, wetland areas, and the reason behind the decision to separate the acres into the proposed lot sizes. Mr. Bafundi explained that the lots may have been separated in that way with a consideration to terrain, wetlands, and current use. He mentioned that the wetlands areas shown on the map were wetlands locations from a previous survey and that a more precise depiction would be shown once the lots were subdivided. Mr. Bafundi continued by saying that no driveway permits would be requested at this time, but that eventually driveway permits would be acquired for the lots and he added that some of the lots would receive select wood cutting. Philip Stasulli stated that any applicant of a driveway permit should be aware that the Goshen regulations state that there should be at minimum of 175 feet of road frontage.

The Board did not have any additional questions or concerns and discussed next steps. Philip Stasulli mentioned that he has recently purchased property abutting the property and stated that he will abstain from any voting decisions.

Derek Tremblay motioned to move the major subdivision of six (6) lots located at 332 Ball Park Road (Tax Map 402, Lot 11) forward to a Public Hearing on September 5, 2024 at 7:00 p.m. Kayla Frink seconded the motion. All were in favor; motion carried, 4-0. Philip Stasulli abstained.

John Bafundi left the meeting at 7:26 p.m.

Review of Minutes (7/11/24)

Derek Tremblay motioned to accept the minutes of July 11, 2024 'as is'; Kayla Frink seconded the motion. All were in favor-yes; motion carried, 5-0.

Master Plan
The Board has invited Ms. Davis from the Upper Valley Lake Sunapee Regional Planning commission to the August 15, 2024 meeting to further discuss the community survey. No actions were made at this time.

Member Discussion (ongoing)
Additional alternate members and full-time 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 or well full-time 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

- **Library Update:** Bonnie Belden shared that the Board of Selectmen asked the Library Trustees to give a report of the status of the Discovery Park to the Planning Board. She shared that in 2020 when the Library Trustees first came before the Planning Board the concerns that were voiced by the Planning Board were parking design, ADA accessibility and notification of abutters. Since then, the Library has notified abutters, determined the stipulations of the grant in regards to parking and discussed their options for ADA accessibility. Bonnie shared that according to the grant stipulations, there must be two designated parking spots. Currently, they are four spots available with the two closest spots to the entrance of the park specifically designated to meet the grant stipulation.

  Derek Tremblay remarked that the project is completely paid for at no cost to the Town through fundraising and through the grant assistance. He also mentioned that the land belongs to the Town and the Library asked permission to use the land for this purpose. Bonnie Belden added that the Library Trustees and the Board of Selectmen have a memorandum of understanding regarding the maintenance of the park and that although the land may be the Towns, it is the responsibility of the Library Trustees to see that the park is cleared, cleaned, and maintained.

  Bonnie Belden continued by stating that within the past year, the Library Trustees and other volunteers have worked hard to clear the trail and although, the work is not finished, it is walkable. She shared with the Board a map of the trail area and explained some of the features that will be offered on the trail.

  The Board asked about trash removal, safety, ADA accessibility, trail clean-up and pet restrictions. Trish LaBossiere mentioned that the Library Trustees will be maintaining the area and that trash cans may be added. She also mentioned that there will be many safety signs and caution signs all throughout the trail, including dog restrictions. Bonnie Belden discussed the ADA accessibility and stated that the original plan of having a ramp to access the trail was not

able to be done due to the position of the leech field. However, the goal is to have the court yard area be ADA accessible and incorporate some of the elements that can be found on the trail to that space so that all can be included.

Trisha LaBossiere encouraged the Board members to go and walk the trail to see the progress. The Board members were happy with the update, thanked the Trustees and had no further questions or concerns.

- **Regulation Review:** Tabled until a future meeting.

- **Upcoming Meetings:**
  The next meeting of the Planning Board will be the third Thursday in August – August 15, 2024.

- **Capital Improvement Plan (CIP):** An email was sent to department chairs but no responses have been received at this time. The Board will discuss this at a future meeting.

Standing/Upcoming items

- Master Plan Review – In Progress
- Capital Improvement Plan
- Regulation Changes – Culvert Maintenance (Pending)
- Excavation Permit Renewal Period – Discussion to be had in the Summer/Fall 2024
- Rand Pond Beach Discussion for inclusion in Master Plan - Standing Item
- Member Discussion - Standing Item
- *Budget due November 1, 2024*
- *Annual report due January 1, 2025*
- *Annual audit of CIP (May/June)*
- *Annual review of the Master Plan CRF (November 1, 2024)*

Jonathan Tremblay made a motion to adjourn the meeting. Kayla Frink seconded the motion. All were in favor-yes; motion carried, 5-0.

Meeting adjourned at 8:03 p.m.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary