

Goshen Planning Board
Meeting February 27, 2007
Approved Minutes

The meeting was called to order at 7:00 p.m.

Attendance: Chairperson John Wirkkala, Allen Howe, John Scranton, Carl Wideberg, Rich Moen, Peter Dzewaltowski and Jessica Dennis, Alternate Secretary

1. Update on Lempster Windmill project transmission poles and lines:

The Goshen Planning Board has been given limited intervener status related to power transmission lines and poles, and will be allowed to have some input and is allowed to question the project applicant about the transmission lines through Goshen. The lines are presently proposed to run through Goshen to access the Power Plant in Newport. The Planning Board meeting held next week on Tuesday March 6th, will also include the Select Board and Jaye Pershing Johnson which will discuss the format of the pre-filed testimony that will be due from the Town after data request responses are received from the applicant. The Board must decide to make the response a testimony or a memorandum of law on or before March 9th. March 12th is the deadline for the Applicant to present Goshen with questions, and Goshen must respond by March 19th. Jim Carrick and other board members were hoping that Selectperson Melanie Bell would be willing to be on standby in case she is needed to attend the deliberation. The Goshen Planning Board has not received any feed back from the Lempster Select Board regarding the Dodge Pond project.

2. Update on Zoning Ordinance Change Proposals:

In previous years the Planning Board has made information available to voters by posting packets at the Post Office for the public to take and review before Town Elections. Allen will put packets together and post them at the Post Office and The Goshen Country Store. Allen also wrote a letter to the editor of The Eagle, published February 20th, and The Argus Champion, published February 14th, regarding the Zoning Ordinance proposals. Ethel Nilsen also listed it in her column. There will be three ballots on Town Election Day, one for officers, one for zoning, and one regarding the solid waste program.

3. Other Business:

OEP Annual Spring Planning and Zoning Conference will be held Saturday April 28th at The Center of NH, Radisson Hotel in Manchester. Registration and Speaker information is available at www.nh.gov/oep

On March 20th at 4:30 in Lebanon, The Upper Valley Lake Sunapee Transportation Advisory Committee will be discussing the Ten Year Plan and making recommendation for the NH DOT. Part of the Ten Year Plan may include the widening of Route 10;

Goshen Planning Board should consider how this might affect town buildings and even the new Windmill Power Lines.

4. Revision of Goshen Master Plan – discussion with Peter Dzewaltowski of UVLSRPC:

Peter Dzewaltowski arrived at 8:02 to speak to the Board regarding the revision of Goshen's Master Plan. The Master Plan was last updated in 2002 and some of the items have already been accomplished. Peter informed the Board that there are many options when it comes to updating the Master Plan. The State has made new requirements regarding the Master Plan statues, if a town decides to make a Master Plan it must include two things, Land Use and Vision. Land Use is a verbal or visional depiction of how the Town sees land uses in the future. For example, how they wish to see the community set up, do they wish to have a certain section for commercial use, and a certain section for rural or residential use or even a preservation area? The vision section must include what the community wishes to accomplish, how to further develop the Town and what the Town needs to achieve that vision. The Master Plan is a vision of where the community wants the town to go, it is recommended the Master Plan be updated every five to ten years, and it will take a couple of years. A Master Plan is not mandatory but is recommended, otherwise there is a limit on the ability the Town has to manage its own growth. If the Town wishes to have land use zoning ordinances a Master Plan.

Surveying the community is a good way to find out what people value as far as resources, what the Town can do for them to protect what they value. For example, do they wish to manage growth in their community? The downside to surveys is that they can become expensive; to develop survey question, create a mailing, and tabulate results. One way to develop survey questions is to hold interactive workshops with the community to get an idea of what the community wants. These interactive workshops can be used to create the survey questions. A web-based survey is less expensive, it eliminates mailing fees and the results can be tabulated on the system. Web-based surveys have a downside as well, there is the issue involving gap in participation, not everyone has access to the Internet, so there becomes an age and income gap.

The existing Master Plan does not include everything that the OEP lists in their recommendations. Not everything needs to be listed, but Allen would like to see the new Master Plan include topics like, water, natural resources, and recreation that were not touched on before. Maybe a workshop is a good idea to develop a survey, Goshen's population is not that large, and a survey may not be that difficult to develop. Goshen-Lempster School works as a good location to hold workshops, and then smaller groups can be formed in different classrooms to discuss different topics.

The Planning Board is wondering if the UVLSRPC has any type of projection of what Goshen will need in the next ten years. For example, will we need to a larger police department or a hospital? Peter informed the Board that the Office of Energy and Planning tries to develop those projections, they are not always accurate, but can be helpful in giving you an idea of what the community may need in the future.

The Town of Goshen has developed a Building Community, which Carl is the chair of, to look into new administrative buildings for the Town. This committee should

be looking at what resources the town will need in ten years. Will we need a centralized water and sewer department or other such departments? The existing Master Plan should be reviewed and the new Master Plan should include what we might need or want as a community, or what we do not want. Where does the Town want to encourage growth and where does it not want to. If Goshen decides to develop a centralized downtown, we may need to research a centralized water and sewer department if the soil base allows. The time frame from survey to conceptual to a final Master Plan is a couple of years. Even though it takes a number of years to develop, a Master Plan is the best way to anticipate what will happen in the community in the future. It will also help you look at what might be needed despite growth, are our current facilities inadequate for even their current uses and our current population. The condo development on Mount Sunapee may bring new businesses and growth to the community, Carl is wondering if our current regulations support and/or protect us from over growth. Could we prevent a McDonald's from coming into Goshen? Peter informed the Board that the New Hampshire laws are very clear. The Board cannot control the type of houses that are built in town, but we can regulate things like mobile home parks. We can regulate whether mobile homes are allowed one per lot, or if they can be put in a park. Industries and businesses are different; the Town has the ability to control what come into Town within some requirements. For example, New London does not allow industry in certain areas of town. So Goshen would have the ability to say, we only want restaurants on Brook Road within the tourist district. Also Mountain Reach would not be able to build a convenience store near the condos because that is designated as a residential zone.

Rich asked if we could implement any type of high-speed Internet or telecommunications network in the Master Plan to promote home businesses. Peter said it could be listed as a wish, but Goshen is probably what many Internet companies consider to be a "last mile community," the company feels they would not get enough return if they installed high-speed Internet in Goshen, therefore it probably will not happen for a long time. We could implement land use but we are probably out of the market to control telecommunications. The community may implement in the survey, yes we want it, but then another question could be, "Are you willing to pay for it?" Master Plan should maybe prioritize what the town wants first.

Surveys can include taxpayers that do not live in the community year round. But they could be allowed to express their ideas or concerns. Workshops are usually a good way to start. More than one could be held to get a better turn out, and to be sure there are fewer gaps in participation. Mailing of surveys is possible. The UVLSRPC will tabulate the number if the Town wishes, but at a rate of \$35.00 an hour. If the Town has volunteers or office help that are willing to assist, that can save money. Several towns have tried to perform all these tasks in less than a year but it just doesn't seem to work out. It is feasible to do the survey, and tabulation in a calendar year, but not an entire Master Plan. "Door to door" surveying may attain higher response rates than mailings. Some places will even have some kind of incentive to take the survey, such as a gift certificate or prize.

Peter begins to discuss with the Board the Ten Year Plan developed by NH DOT. This includes the Roads and Preservation Plan. The Ten Year Plan is a plan developed by the State for Statewide improvements of Transportation ways. The State has overstated its Plan, and the Ten Year Plan is really more like a fifteen or twenty year

plan. There are more projects on the list then can be completed in ten years. Only projects that involve public safety will be considered to add to the current list. The list needs to be reviewed so that some projects can be removed if they no longer need to be done. The NH DOT wants the community to review their plans and eliminate or reduce their project load. The widening of Route 10 from Goshen to Marlow is still on the Ten Year Plan, and this is a project the DOT wishes to review. No research has been started on this project yet, which is the first step in beginning a DOT project. Will State plans affect our Town plans or expansion? They are looking for solutions to satisfy the Towns and the DOT. March 20th at 4:30 in Lebanon there will be a meeting to make recommendation for the Ten Year Plan. This meeting will be a starting point for questions and planning. John Wirkkala mentioned maybe the intersection of Routes 10 and 31 can somehow be improved and made safer. John Scranton expressed concerns about the entryway to Goshen-Lempster school. School Road is on a bad corner where it is difficult to see and hazardous for Parents and School Buses. Peter informed the Board that the meeting on March 20th is the opportunity for these concerns to be heard. Jaye may contact Peter regarding the Lempster Windmill project. The Board was wondering if the DOT is notified of the possible installation of the transmission lines from Lempster to Newport so they may consider that when reviewing their Ten Year Plan. Peter said the installation of transmission lines requires a permit from DOT so they would be aware of the project anyway. Burying lines is not required but may be requested, the lines are going to be buried for part of the project anyway, why not make it through Route 10, instead of on top of Lempster Mountain. Underground utilities are usually easier to keep and require less maintenance. There are usually less outages. The Board is wondering what is the benefit of following Route 10. Peter replied that it is the most direct and best option to get the power to the Newport Power Plant.

Motion made by Rich and Seconded by Allen to adjourn the meeting at 9:53 p.m.

Respectfully Submitted,

Jessica K. Dennis
Alternate Secretary