TOWN OF GOSHEN
PLANNING BOARD
APPROVED MINUTES OF PUBLIC HEARING
SEPTEMBER 5, 2006

Members Present: Chairperson John Wirkkala, Selectman Jim Carrick, Allen Howe, Jonathan Purick, Carl Wideberg, Richard Moen and Sue Peacock, Secretary.

Others Present: Peter Dzewaltowski-UVLSRPC, Richard Reeves, Mark Loehr, Pam Perkins-Mt. Reach Dev. Partners, Roger Wells-Wells Appel Land Strategies, David Eckman-Eckman Engineering, Attorney Richard Uchida, Attorney Carly McGuirk, Bea Jillette, Tom Elliot-Friends of Mt. Sunapee, Mary Wirkkala, Judy Reeves, Richard Greene, Brianne Bevilacqua, Kevin Bevilacqua, and Aaron Aldridge-Argus Champion.

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Attorney Uchida spoke and stated that he would like to see an outline as to where this proposal is headed, from preliminary to final in order to get to the approval. Chairman Wirkkala stated that as he understands it, he would like to have conditions met to the best of our knowledge. At the next meeting on September 26, the Board would have a draft document to be available for everyone, and for a chance for Mountain Reach to clarify the proposal. At that time after reading the document, the hearing would be ended and the Board members excluding the alternate members would be involved in deliberation. Then at that time a decision would be reached based on the information in the draft document.

Mr. David Eckman could then apply for the necessary State applications. Mr. Elliot then commented that his concern was the easement, and the ski-across, the language of it all before any approval can be negotiated.

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Selectman Carrick stated that he asked Ms. Jillette earlier tonight who would oversee the conservation easement. Based on whoever would oversee the easement, whether it be in house or outside, the select board would
have to make the decision.

Mr. Wells then handed out a summary report and site photos. It shows a number of things that are revised and corrected, one of them showing the full amount of open space that is now proposed to be 66.8%. Included in that are the pedestrian paths, utility poles and lines, well heads, detention basins and swales, ponds and related fire stand-pipes, woodlands, existing stone walls, and the fences along the Mt. Sunapee Park property line. It also shows the 10-30 foot SRK trail. In the pictures of the proposed site photos, it shows the maintenance and trash storage facility area. Also included in the handouts is the septic system "The clean solution". He then added to the summary that was left out, on page two, the on-site roads should also include "The applicant has agreed to a posted speed limit of 15 MPH.

Septic System presentation.
Mr. Eckman then briefly presented the septic system. Some of the questions that came up was if it would be effective in a power failure. Mr. Eckman stated that it would have to be inactive for a while to be affected. Selectman Carrick then questioned what would happen if the air compressor fails within the 2 1/2 year maintenance period. Mr. Eckman said that there is actually a light that would come on if that would happen. Mr. Wells can provide additional information in writing that indicates how long the system will function if the pump is not working. Also, an alarm system would be installed in each unit, such that it is obvious from the outside.

Discuss revised drainage plan.
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Mr. Loehr stated that the entire 10 feet width would not be used, and only would be a 4 foot width of the paths, and that it goes uphill.

Chairman Wirkkala asked Mr. Loehr to make a drawing for the Board members to view how the paths would look. Mr. Loehr agreed that by this weekend the paths would be marked out.

Mr. Elliot stated that this could be one of the single most important issues, so that we may understand applicant, and that the residents might want different paths. Mr. Wells stated that the wording in the summary is precise and only for pedestrians. The trees within 25-50 feet of all proposed structures will be typically be limbed up. This is shown on the downhill wooded sides of the proposal. On the uphill slope, there is to be no additional tree removed.

Mr. Howe questioned if there is a limit on limbing. Mr. Wells stated that as in the summary, all proposed dwellings will not exceed 35 feet in height, so that there is some limbing to be done if a tree is taller than the proposed unit.

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Mr. Elliot question who would grant conservation easement, Mr. Wells replied that the town would grant that. Mr. Wells also said that there will be no blasting for the paths, and that the blasting specifications will be written in by the applicant.

Mr. Eckman added that he actually walked the pond and the flow path goes from low elevation to high. The flow runs across an abutters tennis court, and the flow will be channelized into a plunge pool. The applicant has agreed that the post development discharge of surface water in cubic feet per second based on both a 10 year and 25 year storm will not exceed the pre development discharge to the four abutting properties.

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