

Town of Goshen
Zoning Board of Adjustments
Meeting Minutes
January 9, 2007

Present: Chairperson Philip Stentz, Hannah Lockwood, and Jessica Dennis, Secretary

Others Present: Deb Fife and Bruce Nadeau of Ross Realty

1. Meeting was called to order at 7:00 p.m.
2. Keith Perkins, located on Brook Road has been sent a letter from the Board of Selectmen regarding concerns from his neighbors with his Home Business
3. Deb Fife and Bruce Nadeau of Ross Realty were present to determine the status of their situation since they were last before the board at the November 2006 meeting. Planning Board minutes were reviewed by Chairperson Stentz to determine why Ross Realty was sent the letter regarding the Tourist District. It appears that after reviewing the minutes the line in questions limiting the Tourist District was there before Ross Realty purchased the property. The form regarding developing the campsites was developed at the same meeting. Stentz feels the maps need to be reviewed for accuracy and "Points North" need to be clarified. Ms. Fife and Mr. Nadeau would like to know what they are suppose to do with the land outside the Tourist District. It appears the town is not concerned with the other acreage, except that it appears what always was a campground can no longer be used for that purpose. So it appears that Town is taking land away from the campground. Ms. Fife feels that from the letter they received, it was not the Town's decision to send this letter; it appears the Town's attorney, Bernie Waugh, brought it to their attention.

Law says they have the right to apply for a variance. Although variances can cause lots for litigation, it seems that the campground super-ceded the Zoning regulations regarding Tourist Districts. The Board suggested Ross Realty have their attorney speak with the Town's attorney to clarify the letter. If the lawyers cannot make an agreement of explanation they should consider applying for a variance. The suggested that if a variance is needed, Ross Realty will have to present an overall plan for the campground land.

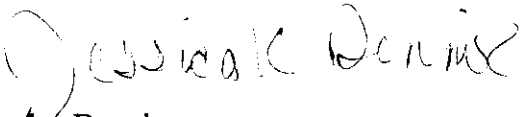
Ross Realty purchased the campground at foreclosure just before the State changed sewer and water regulations for campground. DES allowed them to keep the campground open as long as the improvements were being made to meet regulations. State told them they needed Site Specific plans, which were presented and approved by the State and the Conservation Commission. They have approved plans for property that falls outside the Tourist District, their new septic systems falls outside the Tourist District.

If the attorneys are unable to come to clarification they need to prepare to submit a variance. It seems that the heart of the letter was not reached, but the Town Building Inspector signed the letter because he will have to administer the

permits. If a variance is granted it will apply to new owners if Ross Realty ever decided to sell the campground.

4. Motion to Adjourn by Philip, Seconded by Hannah. Meeting adjourned at 8:30 p.m.

Respectfully Submitted,


Jessica Dennis
Secretary