

Town of Goshen
Zoning Board of Adjustments
Meeting Minutes
February 13, 2007

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

Others Present: Bill Laird

1. The meeting was called to order at 7:04 p.m.
2. A motion was made by Ken to accept January meeting minutes, motion seconded by Philip, motion passed.
3. The board had a recap of the Ross Realty discussion from last month. There has been no further contact from Deb Fife or Bruce Nadeau; the board is assuming the lawyers are discussing the issue at this time as recommended.
4. Bill Laird was present to discuss with the Board the property owned by Ed Andersen on Province Road. Mr. Andersen was hoping to subdivide this lot into three new building lots. Tom Dombroski surveyed the lot and it was found that the lot is actually 12 acres.

The first issue discussed is that a building lot is required to have 175-foot road frontage. After meeting with Goshen's Road Agent, Mark Beaudry, it is found that the road frontage is 23 feet short to have enough road frontages for three building lots. Mr. Andersen was hoping to have one driveway to access all three lots. The Board discussed the options Mr. Andersen has to create the road frontage needed for three lots. The first option is to create a radius at the end of the driveway to create the road frontage needed. Another option is to create one "road" forming a cul-de-sac accessing the three driveways. The cul-de-sac will create the necessary road frontage needed, and if constructed properly may become a town maintained road.

The second issue discussed was accessing the power lines for this lot. The power lines must be accessed thru abutters property and none of the abutters are willing to give consent to use their "air" to access the power lines. After discussing the power line situation with abutters it appears that the abutters on both sides would like to purchase this lot, and are not being cooperative. Mr. Andersen asked the abutter on one side to purchase a small corner of their property to square off his lot and have the necessary road frontage. The neighbor has not yet responded. New Hampshire Co-op was contacted to discuss accessing the power lines and Mr. Andersen was told he needs permission from his abutters, as he is "land locked" from accessing power. They need a distance of 16 feet wide and 15 feet height to install power lines, but without abutters consent there is nothing New Hampshire Co-op can do. With consent the project could become costly with the expense of poles and lines to be installed. The Zoning Board

recommends Mr. Andersen, Mr. Laird, and Mr. Dombroski address the power issue before the road issue, without power the resolved road issue will not do them any good.

5. Motion to adjourn by Ken, seconded by Hannah, meeting adjourned at 8:04 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "J. Dennis".

Jessica Dennis
Secretary