

**Town of Goshen
Zoning Board
Meeting Minutes
July 11, 2006**

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

Others Present Included:

Chairperson Stentz called the meeting to order at 7:05 p.m.

Meeting minutes were read from the previous meeting.

Meeting agenda includes a presentation from Mount Reach Development. The presentation is scheduled for them to present to the Board their new condo development design. The board was presented with the original proposal, special exception proposal and the slope plan designs. If the special exception plan is not granted they will use the original plan, if it is granted they will use the special exception plan. The building location has unique land sighting, and needs approval for the special exception due to the steep slopes at the location.

Item 1: Fire Department requests for easier access

Mount Reach Development has reduced the use of short dead end drives, and eliminated the upper unit and therefore the upper road. They have also implemented the loop system for better rescue access.

Item 2: The ZBA had concerns about the visual impact

The new design meets the regulations the zoning board asked them to comply with. The new design reduces the cleared area by 24%, increases open space by 23%, reduces the number of roads, and overall reduces the amount of impact by 30%.

Item 3: Impact on 15-25% slopes

To comply with the ZBA's requests there will now be four units instead of three affecting the 15-25% slope. When they moved the building to meet the requests of the Planning Board this new design had the least amount of impact on 15-25% slope. The Mountain Reach Representative, David Ekley, explained to the Board that 15-25% is not a huge slope, and about 7,500 square-feet of 15-25% slope will be affected by the change.

Item 4: Temporary and permanent erosion control

The board is concerned there will be a loss of soil and therefore more runoff. Mountain Reach representative, David Ekley, explains the state looks at the projects as a whole and

has regulations. They have seven days to plant grass seed after any disturbance. Grass seed and mulch will be used as an erosion control measure. For steeper slopes they will use matting as seed protection before it grows. They will use all appropriate erosion control measures including existing and new tension ponds to release water at adequate levels, hay bails, stone piles, and moving the run off locations to have minimum impact or where water currently runs. The Board is told the tension ponds and other methods were tested with the 100 years storms.

Item 5: Special exceptions plan affect on septic plans

Moving the units to the 15-25% slope will have no adverse affects on the septic plans. The original septic plans were adequate as they were originally designed, no changes were made, but the board can be provided with any information if necessary. The septic has not yet been approved the planning board, but the state approves permits.

Item 6: Design of the units

The new designs will have 3 stories facing the views, with garages on the high side. The low side will have a walkout. The ground floor, the second floor, entry will walk into the kitchen; first floor will walk downstairs into kitchen access.

Item 7: At 8:00 p.m. the meeting is opened to the floor

Attorney Bernard Waugh, Jr. encouraged the ZBA to speak with the Planning Board, as they are not speaking because he advised them not to. John Wirkkala, Chairperson of the Planning Board, said they had taken a vote, but he was not sure if the vote was understood. Mountain Reach should pursue the plan with the Zoning Board. The Planning Board did prefer the new plan over the original. Another member present asked if the slopes are adequate to septic or not. Septic does not seem to be especially reviewed at the meeting. Mountain Reach representative stated that they are using "Clean Solutions" septic which are preferred by the state. Clean water is released into the land, and they actually need more maintenance than standard septic.

Lars Nelson expressed his concern about the run off on Old Province Road; drainage needs to be addressed because the current system is not good. Mountain Reach representative said the downstream system will be balanced and fixed, overflow discharged elsewhere, and there will actually be less drainage.

Dan Peterson spoke up on behalf of the fire department. He said they are very pleased with the new design of the roads.

A Sunapee landowner is concerned about the height of the units. Mountain Reach tells him there is a 35 foot maximum height restriction in Goshen and the building will not exceed that height.

Item 8: Setting up a meeting to make decisions

A meeting is scheduled for next Tuesday, July 18, at 7:00 p.m. The meeting will be open for public attendance but will not be open for discussion. This meeting is set up to allow the ZBA to discuss the topics of this evenings meeting, make a decision, and be given to the lawyer to give the final decision to Mountain Reach Development.

Chairperson Stentz motioned to adjourn. Mr. Everitt seconded. The Board adjourned at 8:16 p.m.

Respectfully submitted,

Jessica K Dennis

Jessica Dennis
Goshen Zoning Board Secretary