

Town of Goshen
Zoning Board of Adjustments
Meeting Minutes
November 14, 2006

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

Others Present: Deb Fife and Bruce Nadeau of Ross Realty

1. The Meeting was called to order at 6:56 p.m.
2. The Board discussed adding someone to the Committee so there would be enough members in the event the board needed to vote on an issue. Chairperson Stentz had already discussed this problem with the Selectmen and they said if the Board needed to vote, they could pull someone from the Planning Board.
3. The Board discussed developing some form of a filing system for packets that were received from a conference attended by Chairperson Stentz. The packets should be able to be accessed by all members of the board. The attended meeting summarized that the ZBA is here to serve the Town and give as much law and policy information to whoever needed it, without issuing an opinion. The Board is to provide the towns people who approach the Board with as much information as we can.
4. Deb Fife and Bruce Nadeau of Ross Realty attended the meeting to discuss the Tippicanoe Campground. Ross Realty had attended several Planning Board meetings in 2005 to reconfigure the campsites. The agreement exceeded State requirements of no more than 15 sites per acre and 2000 square feet for each site. Since these meetings they have purchased another lot from Gordon Bartlett, which they are hoping to put more campsites on. In December of 2000 Ross Realty purchased the existing campground and began to upgrade the property to meet State requirements for a campground. Ross Realty has since received a letter from Goshen's Building Inspector highlighting the portion of the existing campground and new lot that falls into the Tourist District. The Tourist District is 500 feet back from the road. Ross Realty was hoping since the campground has been there since 1911, the existing campground would be grandfathered in. If the existing campground is not grandfathered in, Ross Realty will be losing a big portion of the campground including all water frontages. The ZBA stated they need to meet with the Building Inspector and clarify the letter that was mailed to Ross Realty, and get the minutes from the Planning Board meetings that Ross Realty attended. They also feel that they need to review policies and before this can be considered an exception it needs to be reviewed by the Town Attorney. The letter to Ross Realty also included an application to be filled out by them each time they install a new campsite or improve an existing site. Ms. Fife is wonder if they need to complete this application for every campsite because that

seems impractical. The ZBA will address that issue with the Building Inspector along with the other information discussed tonight. To the knowledge of the ZBA all issues other than slope are addressed to the Planning Board. This may have to be passed on the Planning Board. The ZBA is going to review Planning Board minutes but still feel that the Building Inspector will want a layout for all campsites. Ms. Fife reiterated that she is looking to get blanket approval for all campsite work and would like the existing campground grandfathered in.

5. Motion to adjourn by Philip and 2nd by Hannah. Adjourned at 7:59 p.m.

Respectfully Submitted,

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

Jessica Dennis
Secretary