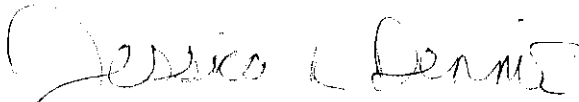


Town of Goshen
Zoning Board of Adjustments
Meeting Minutes
December 12, 2006

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

1. Meeting was called to order at 7:00 p.m.
2. Planning minutes regarding Ross Realty were reviewed and Zoning members do not see how Ross Realty felt their campground upgrades were Okay. Chairperson Stentz is trying to get in touch with John Wirkkala from the Planning Board. Zoning Board was unaware that John Wirkkala made the outlines on the map, not Jack Warburton, so this is a Planning issue. ZBA members did not feel that Ross Realty was prepared to make a long term plan to present to the Planning Board, and members agree that a blanket approval is not acceptable. If the Tourist Zone is not extended, the land cannot be used as it was intended to be anyway. One cannot go without the other, if the campground is not grand fathered in, the application will not apply. If Ross Realty has been paying taxes at a campground rate, it only seems fair that they be grand fathered in. The ZBA feels they have no problem grand fathering them in, but will not do a blanket approval for all campsites. Chairperson Stentz is going to speak with John Wirkkala from the Planning board and try to get an understanding of the reasoning behind the map they sent to Ross Realty. Perhaps the ZBA, Planning Board, and Building Inspector need to hold a joint meeting, open to the public, so that everyone has a complete understanding on situation and plan can be put into place. A joint meeting seems to be the best and most efficient way.
3. Ed Andersen spoke to Chairperson Stentz and he has discussed his subdivision proposal with Goshen's Road Agent, Mark Beaudry. Mr. Stentz recommended having an engineer make a plan for the subdivision. Since the lot does not have enough road frontage, that is probably the best way to get an approval. There appears to be no consideration as the subdivision is presented now.
4. Motion to adjourn by Philip, Seconded by Ken, Meeting adjourned at 7:37 p.m.

Respectfully Submitted,



Jessica Dennis
Secretary