

Town of Goshen
Zoning Board of Adjustments and Planning Board Meeting
December 19, 2007

Present: Kenneth Everitt, Hannah Lockwood, Philip Stentz, and Thomas Lawton.
Additional Attendance: Jessica Dennis, Secretary, Planning Board Members Present: John Scranton, Allen Howe, Jim Carrick, John Wirkkala, Rich Moen, John Purick, Sue Peacock, Planning Board Secretary, Bernie Waugh, Town Attorney, Ed Andersen Sr, Selectmen, Dan Peterson, Bea Jillette, Paul Moore, Bill Johnson, Tom Kersey, and Tom Eliot

1. Meeting was called to order at 7:25 p.m.
2. Bill Johnson, Tom Kersey, and Paul Moore, all from New England Handicapped Sports Association (NEHSA), have come before the Planning and Zoning Board this evening to request permission to build a new facility to house their existing and fast expanding program. Their presentation begins with a background about the program, which works with soldiers returning from combat and both public and special needs schools, they have provided about 2,500 ski lessons a season for the last 27 years. Their current facility is about 1,000 square feet and only the first floor is accessible. Nearly 1/3 of that space is used for equipment storage, another 1/3 of that space is stairwells, hallways, and restrooms, leaving only about 300 square feet of common area. The capacity is maximized and they have no space for additional enrollment, they are forced to turn away 1/2 to 3/4 of the people who would like to enroll. This existing site is unable to be expanded because it is land locked on by the Children's Learning Center, the Main Lodge, a stream, and the slopes.

NEHSA asked Mount Sunapee Resort for an open building with 12,000 square feet to accommodate their growing needs, however the Mount does not have anything available at this time. As an independent lessee from the State of New Hampshire they requested assistance from the State in finding a new site. NEHSA and the State looked at a five-year projection of the program, and what they need in regard to access to the slopes, the lifts, handicap parking, and the need for a small flat area near the site. There is only one area at the Mount Sunapee Resort that meets all their criteria, the location they would like to build on is right of the Indian lift, which sits at the Newbury/Goshen Town Line. Existing trails lead to the site via the lift and the return down the mountain also leads to the site. The proposed site would put the entire building and a portion of the parking lot in Goshen, and the rest of the parking lot in Newbury. They tried to move the location of the building to avoid the Town Line issue, however, if they move too high up the mountain from this location they will need more snow machines and they will be too high up the slopes. If they move too much further down the slopes they will be in wetlands.

The new building would virtually all be on one level. They wanted the new building to embrace people with disabilities not accommodate them, they wanted a "green" design, and they wanted to keep the costs down, but still be able to give the clients what they need. NEHSA is in a lease agreement with the State, if there even comes a time when NEHSA no longer has a use, or wants the building, the State gets first rights to it. The Mountain has offered to replace the lift at this site with a conveyer to make access easier. The new building will have a split-level interior with a ramp for clients to access all parts. There will be a large common room capable of accommodating 150 people, taking into account that approximately 20% of the

occupants will be in wheelchairs. It will have an administration area, and a quite room, as well as a large storage area for equipment, and set up area for skiers and snowboarders. There will be restrooms, and a kitchen area, no vending machines or food service area. They are planning to have a smaller upstairs area to include a classroom, driers, storage and locker rooms for the volunteers. The Mountain takes responsibility for the First Aid, so they do not need to include that in their new facility.

The Zoning Board may define the use of the land, and if for some reason that use is changed when the lease is up with the State they must come back to the Zoning Board and request special exception again. The Zoning Board cannot however define who uses the land. The lease terms with the State says that if the character of NEHSA changes they can lose their lease with the State, or 40 years from now the State could choose not to renew the lease agreement.

The Zoning Board must now choose to grant or deny the three special exception criteria under VIIIb, the Town's Attorney Bernie Waugh suggests the Board produce its decision in writing so it may be understood and reviewed in 40 years or whenever necessary. The Board has the right to limit use to an adaptive program which will run with the land and whoever owns it.

NEHSA addresses the three special exception criteria for the Zoning Board members to assist them in making their decision. The first criteria is that the building will have no adverse change in the character of the area, which does not appear to be an issue due to the fact that the Mountain has been a ski area for 60 years and the program has existed for 30 years. NEHSA is a piece of the area already, which will result in no change in the existing character only enhancing what already exists. There will be no adverse affects on the highways, sidewalks, and roadways of Goshen, as all roadways affected are State Roads and are in Newbury. The final criteria is that the project will have no adverse affects on the Town's services and facilities. Currently all services are provided by Newbury, this relationship with the Mountain already exists and there appears to be no reason why this relationship would change. The only services in Goshen it could potentially impact is the Police Department if the building were broken into, and there are also the mutual aid fire calls which will be discussed at a Planning Board meeting dealing with the Regional Impact of this project.

A motion was made, to vote to grant or deny the special exception subject to written agreement and discussion, by Hannah, seconded by Ken, motion passed in favor of the project. The project has been approved pending written agreement of the site conditions, Tom Lawton of the Zoning Board will develop these conditions, which will be subject to review at the next Zoning Board meeting on January 8th.

3. A motion was made by Ken, and seconded by Tom, meeting adjourned at 9:38 p.m.