Town of Goshen
Planning Board
Minutes of November 5, 2026

Planning Board members present (quorum = 3): Jonathan Tremblay (Chair), Ron Perry and Robert Bell

Guests: Craig Gebo; Susan Gebo; Lori DiCampo; Michael Wallace; Tina Wallace; Reven Schendler; Sandra Sonnichsen

Chair Tremblay called the meeting to order at 7:10 p.m.

PUBLIC HEARING
Subdivision Public Hearing (Washington Road)
Craig Gebo presented his major subdivision application for property located at 1164 Washington Road (Tax Map 401, Lot 007). The proposal involves subdividing the existing property into four (4) lots, with the following acreages as shown on the survey map:

- Lot 1 – 5.07 acres
- Lot 2 – 5.18 acres
- Lot 3 – 7.12 acres
- Lot 4 – 23.24 acres

The Board reviewed the proposed subdivision application, maps, and supporting information. Mr. Gebo explained that the property has approximately 1,600 feet of road frontage and discussed the proposed lot configurations and driveway access. He stated that a new driveway would be established for Lot 1, while the existing driveway, which previously served a residence destroyed by fire, would provide access to at least two of the remaining lots, with the possibility of serving a third. Mr. Gebo also noted that he has state approval for all of the driveway accesses. A question was raised regarding wetlands, and Mr. Gebo explained that although portions of the property are naturally wet, no designated wetlands were identified on the proposed subdivision plan.

Discussion also included a discrepancy between the acreage currently listed in the Town's assessing records and the acreage shown on the proposed subdivision map. Mr. and Mrs. Wallace questioned where the additional acreage was coming from. It was explained that the additional acreage was not being taken from neighboring properties, but rather resulted from an incorrectly placed property boundary on the Town's tax map. It was noted that the subdivision plan was prepared by a licensed surveyor and that the Town's records would be updated accordingly following approval and recording of the subdivision at the Registry of Deeds.

Additional discussion focused on drainage, runoff, and soil conditions on the property. Mr. Gebo explained that certain areas naturally retain water and discussed his intentions to regrade portions of the property and reestablish vegetation to help stabilize the soil. He also expressed an interest in potentially using portions of the land for agricultural purposes in the future.

A neighboring property owner, Mr. Wallace, raised concerns regarding runoff and mud flowing onto neighboring properties, particularly during heavy rainfall. Mr. Gebo acknowledged the concerns and explained that while some of the issues may have resulted from previous timbering activities on his property, certain conditions were beyond his control. He stated that he would certainly make an effort to address the neighbors' concerns where possible and within his ability to do so. Mr. Gebo also invited interested neighbors to walk the property with him to identify and better understand the areas of concern.

The Chair opened the floor to the Board and abutters for any additional questions or concerns. None were raised.

Bob Bell motioned to accept the major subdivision application submitted by Craig Gebo for property located at 1164 Washington Road (Tax Map 401, Lot 007) as complete and to approve the four (4) lot subdivision, consisting of Lot 1 – 5.07 acres, Lot 2 – 5.18 acres, Lot 3 – 7.12 acres, and Lot 4 – 23.24 acres, as presented. Ron Perry seconded the motion. All were in favor-yes; motion carried, 3-0.

It was noted that the required application fee had not yet been received. Mr. Gebo stated that payment would be delivered to Town Hall within the week.

The applicant was reminded of the 30-day appeal period where abutters may appeal the proposed subdivision. The Board will sign the mylar for the Subdivision after the appeal period has ended and it will be delivered to the Registry of Deeds by the Recording Secretary.

All guests left the meeting.

Review of Minutes (10/1/26)
Tabled until all members could be present.

Review of Minutes (10/17/26)
Tabled until all members could be present.

Inspection of Davis Pit (Lear Hill Road)
The Planning Board did not conduct a site tour of the Davis Pit on Lear Hill Road. Instead, the Board requested that the new property owner, Mr. Shaun Carroll, Jr., provide an update on activity at the site. The Board reviewed Mr. Carroll's email correspondence:

"I'm sending the Goshen Planning Board an email to give you an update on the status of the Davis Pit. I, Shaun P. Carroll, Jr. purchased the property from Newport Sand & Gravel, Inc. Beginning January 16th, my goal is to close out the pit in stages. First stage is to reclaim the flat area up top closest to the Unity town line next summer, second stage will be the bottom. That will take a little more time to get it ready for reclaiming. Currently, there are no sales out of the pit and I have taken 100 yards out for my own use about a month ago. I have the state permit in place on a tree to the left of the gate. My plan is to get this all done before my current permit runs out. If you have any questions, I would be happy to come in and talk to the board and call me. Regards, Shaun Carroll, Jr."

Jonathan Tremblay made a motion to accept the updates provided by Mr. Shaun Carroll, Jr., regarding the Davis Pit (Lear Hill Road). Bob Bell seconded the motion. All were in favor; motion carried, 3-0.

Master Plan
No discussion at this time, the Board will further discuss this topic at a future meeting.

Member Discussion (ongoing)
Additional alternate members are still needed for the Planning Board, this topic will remain a standing agenda item until filled.

Anyone interested in becoming an alternate member of the Planning Board should stop by any of the Planning Board meetings at the first Thursday of the month at 7 p.m. in the Goshen Town Hall.

Other Business

- **Upcoming Meetings:** The next meeting of the Planning Board will be the first Thursday in December – December 3, 2026.

- **2027 Budget Review:** The Board reviewed and discussed the proposed 2027 budget, including an increase to the Secretary's hourly rate from $23.00 to $27.00, bringing the salary budget line to $1,950.00, and a $50.00 increase to the postage budget line to accommodate additional certified mailings.

  Jonathan Tremblay motioned to approve the 2027 budget in the amount of $3,910.00, reflecting the discussed adjustments to the Secretary's salary and postage lines, along with an additional $3,600.00 contribution to the Capital Reserve Fund (CRF) for the Master Plan. Bob Bell seconded the motion. All were in favor-yes; motion carried, 3-0.

- **Impact Fee:** Bob Bell, who also serves on the Zoning Board of Adjustment (ZBA), provided an update on the ongoing discussions regarding a proposed impact fee schedule. He explained the purpose of impact fees, the work being done at the ZBA level, and the potential impact on future development in Goshen. The Planning Board discussed the proposal and the steps that would need to be taken moving forward. Discussion also included the possibility of holding joint meetings with the ZBA to further review and discuss the proposal. The Board will continue reviewing the matter at future meetings.

- **Pending Subdivision (Brook Road):** The pending subdivision of Mr. Robert Bell of 2314 Brook Road (Tax Map 412, Lot 022-001) will be discussed at a future meeting. No further details were given at this time.

- **Capital Improvement Plan (CIP):** The Board will discuss this at a future meeting.

Standing/Upcoming items

- Master Plan Review – In Progress

- Capital Improvement Plan (annual audit May/June)
- Regulation Changes – Culvert Maintenance (Pending)
- Rand Pond Beach Discussion for inclusion in Master Plan - Standing Item
- Member Discussion - Standing Item
- *Budget due November 1, 2027*
- *Annual report due December 31, 2026*

Jonathan Tremblay made a motion to adjourn the meeting. Bob Bell seconded the motion. All were in favor-yes; motion carried, 3-0.

Meeting adjourned at 8:08 p.m.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary

DRAFT