

TOWN OF GOSHEN

APPROVED PLANNING BOARD MINUTES

OCTOBER 28, 2008

MEMBERS PRESENT: Chairman Allen Howe, Vice Chairman John Wirkkala, Jonathan Purick, Rich Moen, Select Board Representative Jim Carrick, Alternate Member Jack Scranton, and Sue Peacock, Secretary.

OTHERS PRESENT: Jay Gamble, Mount Sunapee Resort, Gigi Schendler, Bea Jillette, and Tom Elliot, Friends of Mount Sunapee.

AGENDA ITEM # 1: Jay Gamble, Mount Sunapee

Mr. Gamble stated that the purpose of his being here tonight is an informal meeting, and to also consider zoning regulations specific to the area of Goshen where Mount Sunapee operates.

Mr. Gamble then distributed informational documents for the Board to look over, such as a Map of Goshen showing the existing zoning districts, a map of Goshen showing a possible Mount Sunapee Recreational District, a copy of the Town of Newbury's zoning regulations for Mount Sunapee, and a short section from the June 2004 Mount Sunapee Master Development Plan.

The first document Mr. Gamble referred to was the existing Goshen Zoning Districts. Mr. Howe stated that Mr. Gamble's map of Goshen's Tourist District was not in the correct location. The next document Mr. Gamble spoke of was his proposal for a possible future Goshen Zoning District. Mr. Gamble stated that the majority of the zoning in the town would not change under his proposal. Mr. Gamble said that the changes he envisioned would protect the Town character. Mr. Gamble suggested creating a Mount Sunapee Recreational District. Mr. Gamble stated that there is 656 acres of private land owned by the Mueller's. If the Mueller's' request for a ski area expansion were approved by the State of New Hampshire, then 207 acres out of the 656 acres would be donated to Department of Resources and Environmental Development (DRED). Mr. Gamble stated that The Mueller's would keep 125 acres of this land for possible residential use. Mr. Gamble asked that the Town of Goshen consider Mount Sunapee Resort's plan to create a new recreational zoning district.

Mr. Gamble then referred to the Mount Sunapee Five Year Master Development Plan for the years 2005-2009, page 12 number 4; this is the only expansion of the leasehold boundary that will be requested. There is to be one lift constructed on the inside and one lift on the outside. The land to the south will be protected by a 5,000 acre conservation easement.

Mr. Gamble stated that in his opinion this would benefit the town of Goshen, and this would represent a build-out. Mr. Gamble stated that this future development would benefit Goshen in the way of enlarging its tax base, and would create more employment opportunities.

Mr. Gamble stated that there have been numerous studies done for the last Master Plan for Mount Sunapee, and there was \$20,000 spent on engineers for the studies. Mr. Gamble said that he would like to invite members of the Planning Board to meet with engineers to go over these studies. Mr. Gamble noted that he hopes to work with the town.

Mr. Howe asked Mr. Gamble if there were any studies that examined long term viability of a ski area at this location in light of global warming change. Mr. Gamble stated that there has not been a study done that is specific to Mount Sunapee. However, Mr. Gamble said that he will email a reference to a more general study related to ski areas to Mr. Howe. Mr. Howe also asked Mr. Gamble if he had any plans in mind for the possible future residential development. Mr. Gamble stated that he was not sure of a specific design at this time. Mr. Gamble stated that Mount Sunapee's lease requires a master plan every five years, and the last renewable year was 2005. Mr. Gamble said that in the event that the lease expansion is granted by the State, they will establish a new perimeter boundary. In the areas that are to be donated to DRED, Mr. Gamble stated that he could not imagine that the boundary would change. Mr. Gamble said that he will mention to DRED any possible plans for a residential development.

Mr. Gamble stated that the core of the Mount Sunapee Master Plan has 75 acres of trails, and there would be a local assessment of perhaps \$10,000 per acre, which might pan out to be \$750,000 increased assessed value for the Town of Goshen.

Mr. Gamble said that there was some land planning done by SE Group for residential, and they have not done any conclusive studies, but that maybe there would be 175 or more condo units. This number would be limited by wastewater requirements of NHDES. There would be a tight development cluster at the base of the mountain below where the Dorr property is located.

Mr. Gamble stated that if there were possibly 150 residential units, the development would be built in such a way that it would not be a rapid development within the Greater Lake Sunapee area. Mr. Gamble stated that the selling rate of other units in the Lake Sunapee area have not had a high velocity. Mr. Gamble stated that he has thought of the possibility of how he will build the units, how he will phase the units, and realizes there is a lot of work to done.

Mr. Purick questioned Mr. Gamble on the 3% increased payment to DRED. Mr. Purick asked about how many more employment openings he would foresee if these condos were to happen. Mr. Gamble stated that there would be a possibility of 8 to 10 full-time employees, and maybe 10-20 seasonal employees.

Mr. Howe then asked Mr. Gamble what kind of ordinance changes he envisioned. Mr. Gamble stated that what Mount Sunapee wants to do is work with the Planning Board. Mr. Howe asked if they were considering proposing a village plan concept that basically would create a village and allow commercial as well as residential development.

Mr. Gamble said he does not anticipate any commercial plans. Mr. Gamble said "There is not enough business to support the commercial development". Mr. Gamble stated that this would be a low-key quiet second home community. Mr. Gamble then referred to the Town of Newbury's zoning ordinances, page 53, 11.4, which lists the uses that are NOT permitted in Newbury's "Mt. Sunapee Recreation District," which include:

Water slides elevated above natural grade and water parks;

Golf Course and Associated Facilities

Motorized Dirt Bike and/or motor cross tracks;

New Telecommunication towers and facilities

Any Residential Uses; and

ATV Trails and Tracks.

Mr. Gamble then described permitted activities presently occurring in the Mr. Sunapee State Park during the summer season. These activities include: The Craftsmen's Fair, Wedding receptions, and fall foliage chair lift rides. Mr. Howe stated that it would seem clear that the real stimulus for the condo owner would be the winter season.

Mr. Gamble stated that in August of 2000 there was 100 acres for sale adjacent to the ski area. Mr. Gamble and Mr. Mueller went to DRED to see whether that agency would purchase the tract. DRED did not make the purchase, so the Mueller's did. Mr. Gamble stated that in the long-term, if a ski and real estate expansion occurred, -there would be increased payments to the State, as well as increased employment and business taxes. Mr. Gamble stated that if the development occurred the Town of Goshen would have a higher tax base and more open space would be protected.

Mr. Howe stated that if condos were built farther away from the ski area, such a development would seem to be less viable. Mr. Gamble stated that the Mueller's have turned down proposals for them to sell the land.

Mr. Gamble stated that the prices of the condos would be in the mid-price market, depending on the market interest and demand. Mr. Gamble also stated that the Mueller's have not sold or rented any of the real estate that they own by Mount Sunapee.

Mr. Moen asked Mr. Gamble if he could visualize building a hotel as well as condos or time shares. Mr. Gamble said that hotels at ski areas do not generally work. Mr. Moen also asked if Mr. Gamble could visualize individual homes being built. Mr. Gamble stated that there is such a possibility within the land planning design.

Mr. Carrick said that if the development were to occur, he would be very concerned on what the affect and damage would be to the Brook Road area in particular, and he would be interested in seeing an honest study on the impact, and interested in any affect of the wind-fall for tax assessment to the ski slopes and development.

Mr. Gamble stated that the Town of Goshen regulations do not acknowledge that Mount Sunapee exists. Mr. Gamble said that Mount Sunapee straddles the Newbury-Goshen town line. He said that there would be a direct and indirect benefit from a development. Mr. Gamble also noted that he would be willing to come back with a study to go over facts of a direct benefit, or an economic benefit. Mr. Howe agreed that there would be a need for some kind of study.

Mr. Carrick stated that he will want to see a real impact study when serious thinking about development and the complex problems affecting the town and town services.

Mr. Wirkkala said that he thinks it would be beneficial for the Planning Board to get citizen input on the Goshen Master Plan before proposing a recreational overlay district. He thinks that this may be an issue for the future, but we should move other issues forward at this time.

Mr. Gamble stated that whether Goshen adopts a recreational district or not, the uses at Mount Sunapee will be the same. Mr. Gamble said that he is willing to work with the Planning Board on studies, and bring forward a plan that is engineered and planned. Mr. Gamble stated that the Town of Goshen will have no surprises as to the plan, and there will be a chance to take a very objective and pragmatic vote as to whether this can fit into Goshen's plan or not. Mr. Gamble would be willing to come back with a study to go over the projected direct and indirect economic benefit for the Town of Goshen.

Mr. Howe stated that would be very beneficial to evaluating any zoning ordinance changes. Mr. Howe said that this has been very difficult and we as the Planning Board are all willing to be objective, and we have to start somewhere.

Mr. Howe stated to Mr. Gamble that the Planning Board will be in contact with him by the end of 2008.

AGENDA ITEM # 2: Gravel excavation:

-Unity Planning Board October 7th minutes revealed that there are no 18 wheelers allowed; therefore there should be only one 18 wheeler allowed to haul out of the Davis Pit.

-Goshen excavation permit form: Town Attorney Waugh had no legal problems with the form. The form was signed and Mr. Howe will send it to Mr. Carroll for posting on the site.

-Status: Carroll Concrete fees: Mr. Moen handed an updated bill which Mr. Howe will work with Cindy Rouillard to get an invoice mailed to Mr. Carroll.

-November 25-Carroll Concrete "Anderson" property application: Mr. Carroll will be bringing in an application for the Anderson property. Mr. Howe asked Town Attorney Waugh to be present. Mr. Howe stated that if we did accept the application then we would call a joint meeting with the ZBA/Planning Board, and only give to give an opportunity for question and answers, then the ZBA would have to call it a hearing.

AGENDA ITEM # 3: Mt. Reach

Mr. Howe stated that he received notification from DES that the amended alteration of terrain permit has been approved, and Attorney Uchida has sent a draft easement document for the Town equipment turnaround area to Attorney Waugh for review.

-Status: Mt. Reach fees: Mr. Moen handed an itemized list of the fees to Mr. Howe who will work with Cindy Rouillard to get an invoice mailed.

AGENDA ITEM # 4: Budget

-Planning Board expenditures through 10/15/2008: Copies were handed out to all Board members.

-Time Accounting: Mr. Howe stated to Ms. Peacock that he had received time accounting for the Public Hearings for the dates of April 1, 2008 till May 6, 2008, but that had not received any other time accounting for the dates after that. Mr. Howe stated to Ms. Peacock that beginning the period of November 25, 2008 meeting, all Public Hearings should have itemized time accounting done. This information is necessary so that the amount of current fees can be evaluated.

Draft Planning Board Budget Request: Mr. Howe wanted to note he is requesting a \$700.00 laptop for Ms. Peacock and the Planning Board Chair. This equipment will improve efficiency. If it is not approved, the requested amount for the Planning Board secretary must be increased.

AGENDA ITEM # 5: Move November 4 meeting: The Board Members decided to postpone the next Planning Board Meeting until November 18th at 7:00 p.m. as November 4 is Election Day.

AGENDA ITEM # 6: Correct minutes: 9/2, 9/20(site visit), 9/30: Mr. Howe decided to postpone correcting the minutes until the first meeting in December 2008.

AGENDA ITEM # 7: Think about zoning ordinance revisions. Some areas to consider:

Clarify intent of Section VI.D (exempt pre-existing undersized lots from frontage requirements.

Workforce housing. Any changes needed due to state legislation?

Private "drives". Mechanism to ensure access for emergency services from the driveway.

Wind Towers/Small Wind. Any changes due to state legislation?

Outdoor wood furnaces. Any changes due to state legislation?

Better describe Tourist District: Mr. Howe stated that he will have Town Attorney Waugh write up a clearer definition.

Revise Commercial District definition. Address types of businesses in Commercial district, perhaps provide for "professional" businesses in residential/agricultural districts.

Consider Mount Sunapee Recreation District.

Limited maintenance class VI roads as emergency lanes (231:59-a Emergency Lanes). Mr. Howe thinks this can be accomplished by Select Board vote alone.

Mr. Howe then said that a Mr. Robert Wood, Lake Sunapee Protective Association, has contacted him and would like to come before the Board.

Mr. Howe stated that he went to the OEP conference at Loon Mountain, and one of the topics was Workforce Housing. Mr. Howe will ask Town Attorney Waugh his opinion on the regional workforce hearing, and if there is a law that must be accommodated.

Mr. Carrick made a motion to adjourn the meeting, Mr. Wirkkala seconded. The meeting was adjourned at approximately 10:30 p.m.

Sincerely submitted,

Sue Peacock

Planning Board Secretary