

**Zoning Board  
Goshen, NH  
Minutes of March 10, 2021**

**Attendance** (*quorum* = 3): Alicea Bursey (Chair), Ray Porter (Vice-Chair), and Judy Dunn

Guest (s): Dan Peterson

Meeting called to order at 7:02pm

**Voted-in Member Discussion**

Member, Alicea Bursey and member, Judy Dunn have been recently re-elected onto the Zoning Board, however, they are not officially sworn in yet, therefore, during the meeting, no votes will be taken other than adjournment until all members can be officially sworn in.

**Driveway Permit/Land Use Question**

The board received a question from Ms. Erin Keysor who is looking to purchase land in Goshen (1844 Brook Rd, Tax Map 411, Lot 12). She was directed to the Zoning Board by the Building Inspector, Bruce Nadeau, to inquire about a variance or exception to the driveway permit.

The board discussed and reviewed a map of the property and agreed that because the entrance is located on a state road, a state driveway permit would need to be acquired and that a town driveway permit is not required. The board strongly suggests that Ms. Keysor consult with the fire chief/fire department so that they can properly assess the area for safety including access of town emergency services.

Dan Peterson joined the board at 7:57pm and agreed that a fire safety inspection of the driveway should be obtained, although may not be required, and that the owner should reach out to the Fire Chief, Ryan Hall. Prior to this meeting, Chair Bursey had a conversation with Chief Hall regarding this inquiry and will include him on the follow up email with Ms. Keysor.

Chair Bursey will contact Ms. Keysor and include Chief Hall on the email with the board's decision. No further actions were made at this time.

**Review of Minutes from February 10, 2021**

The board tabled the review and vote of approval of the minutes until all members can be sworn in.

**Review of Combined PB/ZBA Meeting Minutes from March 4, 2021.**

The board tabled the review and vote of approval of the minutes until all members can be sworn in.

**Broadband Internet Update**

Chair Bursey provided the board with an update on the Broadband Internet progress. All the informational sessions have been held. The Board of Selectman reviewed additional materials submitted by NHEC, but after careful consideration, they have decided to continue going forward with Consolidated Communications. Once the Town has voted and if approved, the Board of Selectman have until April 30, 2021 to submit the bond application to the NH Bond Bank.

The board discussed the possibility of receiving funding from other sources (Federal and State), however, they were unsure if any details were yet available. Judy Dunn will reach out the Senator Shaheen to get clarification and more information on this matter will be provided as it becomes available.

Chair Bursey and member, Judy Dunn will be present at the town meeting on Saturday, March 13, 2021 to further discuss the broadband internet process. No further actions were made.

### **Special Exception Verses Variance**

Ray Porter gave a brief description of the difference between a special exception and a variance. He clarified that there is no such thing as a special exemption. The board may review current regulations to make sure wording of the Town regulations are consistent with the wording in the State RSAs; no actions were made.

Ray Porter explained that the biggest difference between a special exception and a variance is that with a variance, the applicant must prove a hardship. A special exception can be granted without the need to prove a hardship. Simply stating, the variance is harder to acquire and requires the applicant to provide more details. He also mentioned that another difference is that the special exception criteria must be listed and met exactly as stated. He referenced RSA 674:33 and several other regulations that explain these differences.

### **Additional Comments: on driveway permits:**

The board continued to discuss the question presented regarding the acquiring of a driveway permit through the state. The Board is concerned that if a driveway permit is acquired by the state, then it does not necessarily come before the Fire Department for a safety review. However, according to a permit waiver that was adopted by the Board of Selectman in 2010 the property owner has the right to build on Class VI and Private Roads. After some discussion, the board would like to further review the document and possibly make changes to include the fire department's approval of the driveway permit and updating the names of the Selectmen.

### **Special Exception (Newport Sand & Gravel/Anderson Pit)**

The Special Exception was voted upon during the March 4, 2021 combined meeting with the Planning Board. No further discussions or actions were made at this time.

### **Membership Discussion - Update**

Additional alternates are still needed for the Zoning Board of Adjustments. If anyone is interested in becoming a member, please stop by a meeting on the second Wednesday of any month. This will remain a standing item until filled.

### **Other Business**

- The next regular meeting will be the second Wednesday of April - April 14, 2021.

### **Standing Items:**

- Broadband Internet Discussion - Update
- Permit Waiver - Update
- Renewal of Members
- Regulation and Ordinance review for special exceptions and variances.
- Regulation Discussion - high density dwellings (pending until all members are present)
- Member Discussion - seeking alternates and full-time members (ongoing)

***Ray Porter made a motion to adjourn. Judy Dunn seconded the motion. All were in favor; meeting adjourned at 8:39pm.***

Respectfully Submitted,  
Melissa Salinardi  
Recording Secretary

DRAFT