

**Zoning Board  
Goshen, NH  
Minutes of October 13, 2021  
FINAL APPROVED**

**Attendance** (*quorum* = 3): Alicea Burse (Chair), Ray Porter (Vice-Chair), Judy Dunn, Ron Parenteau, and Mike Sullivan

Meeting called to order at 7:02pm

Guest (s): Greg Grigsby and J.J. Tremblay

**Review of Minutes from September 8, 2021**

A change was suggested to the 603 Center Road Discussion on page one. "There was no voted taken and no actions occurred" will now read, "There was no vote taken and no actions occurred."

*Ron Parenteau motioned to accept the meeting minutes from September 8, 2021 'as amended'. Judy Dunn seconded the motion. All were in favor, minutes approved.*

**144 Rand Pond Road (Property Map 209, Lot 73)**

An application for a variance was received via email (hard copies are on file) from Greg Grigsby of Gradient Landscape Architects regarding the Herrmann's home on 144 Rand Pond Road. Mr. Grigsby presented the proposed project on behalf of the Hermann's.

The board reviewed the application, abutter letter of support from Judy and Phil Gagnon, heard from Mr. JJ Tremblay who is a neighbor in close proximity, also in support of the project, reviewed a letter authorizing Greg Grigsby and/or Chris Kessler of Gradient, PLLC to act on behalf of the property owners as agents, and the design drawings that were presented. The board asked about the setbacks, septic, deck renewal plans, proposed height of the structure, type of driveway that would be laid, type of foundation, test pit results, and DES requirements.

The Herrmann's are seeking a variance to the Goshen Zoning and Building ordinances section VI.D so that they may tear down the existing structure and rebuild with an increase of approximately one thousand (1,000) square feet. The proposed plan provides many improvements to the structure and the property. These improvements include, a new well, the tearing down of sheds that currently encroach on abutters' property, improving the impervious ways, creating trenches in the roof to minimize runoff, and a deck renovation that will go from 42% impervious area to 40.77% impervious area. The new structure will require a variance for reduced setbacks to between eight (8) feet and twenty-eight (28) feet from the property line. Mr. Grigsby noted that the average set back of homes on Rand Pond is about eighteen (18) feet.

Specifically, the requested setbacks will be:

1. along Rand Pond Road on the north side of the property a reduction to 28.8 feet;
2. on the easterly side of the property abutting the Gagnon property a reduction to from the setback to five (5) feet;

3. along the westerly side of the property abutting the Porritt property a reduction of the setback to seven feet, eight and three quarters inches.

It was noted that the height of the proposed structure would be about one and a half stories high and would be within the regulation requirements. The base of the structure will be laid with concrete and currently, the foundation rests on a concrete slab.

Mr. Grigsby has been in communication with DES and is waiting for permits for the shoreline as well as the septic design. He mentioned that a small portion of the deck footprint was changed at DES's advisement and that the size of the deck has been reduced in accordance with DES's advisement.

Due to the age of the existing septic the owner is required by the state to prove that an alternative septic arrangement can be installed, should the current septic fail. The applicants are pursuing this state requirement and the proposed solution will match the current septic system.

The current septic system sits on the property with the home (map 209, lot 73), with the leach field situated on a separate lot also owned by the applicants (map 209, lot 14/25) across the street.

Chair Bursey asked if there were any plans to replace the existing septic system or leach field that is located on the lot across the road during this project. Mr. Grigsby answered, "no". There is no intent at this time to install a new septic, only to have a back up plan approved by the state (and required by the state) in place should it be needed in the future.

Mr. Grigsby noted that the new well location will require a well release from the state. And stated that test pits have been done on the property. This is because the new well location will sit close to the property line and should the abutter choose to move their septic, the new well could be within the limits of a new septic system. The well release simply ensures that applicants are aware their well is not protected should the needs of the abutter change.

Mr. Grisby read from the application for a variance and Chair Bursey read the non-conforming lot regulations. Member, Mike Sullivan expressed concern regarding the leach field that is located across the road on a buildable lot (map 209, lot 14). He was concerned about the precedent that was being set if this variance was approved and how it would affect future decisions. He also had concern regarding the percentage of pervious area.

Mr. Grisby stated that the septic on a different lot was a common and he didn't see a problem. Chair Bursey stated that the town has dealt with this issue before, and that it may not be an issue, however, the Chair asked the board if they would like clarification from NHMA to make sure no legal issues could arise and to see if conditions such as a voluntary merger would apply if the application is approved. Chair Bursey will communicate with NHMA and let Mr. Grisby and the board know what she discovers.

Chair Bursey asked to see a copy of the deed. Mr. Grisby read some of the restrictions from the deed.

The board will wait to hear from NHMA before any actions are made. They will also wait to receive a septic system design, shoreline permit, and driveway permit. The Rand Pond Road variance will be added to the next

meeting in November. At that time, the board may vote to move to the notification of abutters and public hearing, which can then take place during the December meeting. No motions were taken at this time.

*Greg Grisby and JJ Tremblay left the meeting.*

The board continued discussion on the Rand Pond variance project. Mike Sullivan again voiced his concern regarding the placement of the septic on the lot across the street. Judy Dunn mentioned that the job of the Zoning Board would be to review the hardships of the project. Chair Bursey stated that she believed that the project would bring an overall improvement to the Rand Pond area managed runoff from weather. Ray Porter stated that the role of the Zoning Board is to make decisions based on the current condition, they cannot base decisions on futuristic ideas that have not been planned or developed yet. It was also stated that if the project were approved as it is presented now, that they septic and leach field layout are no different than the current layout. No actions and no further discussion were had.

### **Driveway Permit Waiver**

The board will continue to research and review these documents and make possible changes. No changes or actions were made at this time.

### **Broadband Internet Update**

There are no new updates regarding the Broadband Expansion.

### **Bike Path Discussion**

No discussion currently. Chair Bursey and Judy Dunn will reach out to the Board of Selectman to further discuss this topic. This item will remain a standing item.

### **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 November - November 10, 2021.
- **Signs and Advertising:** Chair Bursey provided an update to the board. She stated that the advertisements that were posted at the Transfer Station and the Province Road Cemetery have been removed. No further concerns were made.

### **Standing Items:**

- Rand Pond Variance
- Broadband Internet Discussion - Update
- Driveway Permit Waiver - Pending
- Bike Path Discussion - Ongoing
- Member Discussion - seeking alternates and full-time members - Ongoing

*Ron Parenteau made a motion to adjourn. Ray Porter seconded the motion. All were in favor; meeting adjourned at 8:15pm.*

Respectfully Submitted,  
Melissa Salinardi  
Recording Secretary