

**Zoning Board  
Goshen, NH  
Minutes of March 8, 2023  
Goshen Town Hall**

**Attendance** (*quorum* = 3): Ray Porter (Vice-Chair), Judy Martz and Bruce Nadeau

Guest (s): John Caron, Erica Caron, and Tom Dombroski

Meeting called to order at 7:00 pm.

Ray Porter shared that Alicea Bursey was unable to attend tonight's meeting due to a schedule conflict and added that he will be chairing the meeting. He then asked everyone to introduce themselves.

**Variance and Special Exception**

Ray Porter asked Mr. Dombroski and the Carons if they had an application to submit. Mr. Dombroski submitted a special exception application and the Board looked over the application. Ray Porter stated that an additional application for a variance would need to be submitted.

There was also some concern regarding NH Shoreline Protection Act compliance relating to the proximity of the proposed building to Blood Brook. However, the Carons and Mr. Dombroski assured the Board that there was no issue as the State has already approved the permit. The Board encouraged the Carons to make sure there would be no further problems with the construction of the new building as the State approved the old building dimensions, not the new proposed plans.

Some discussion was had regarding the requirements for the special exception and the variance. Mr. Dombroski asked for clarification regarding which section of the Zoning and Building Ordinances needed to be referenced for the variance application. It was determined that a variance is needed for the front setback. The applicant intend to submit an application for a variance requesting approval of a 24 foot front setback from the discontinued road (Section III, D.1 in the Zoning and Building Ordinances). Ray Porter mentioned the Board sought legal counsel regarding this proposed request and they have decided to go forward as advised by the attorney (see February 8, 2023 minutes).

Mr. Dombroski suggested reaching out to a colleague who is more familiar with variances to assist the Carons in the variance application especially in determining hardships. Once the applications are filled out, Mr. Dombroski will submit them to the Board. Two separate applications will be submitted, one for the front setback variance and one for the rear setback special exception.

Additionally, the Board reviewed the data submitted by Mr. Dombroski regarding the creation of the lot. Mr. Dombroski stated that his research showed that the lot was created in 1948, however, the Board found that more information was needed. The Board explained that they would like to see the original deed from when the lot was bought by Ms. Caron's father. By reviewing this information, the Board would be able to see if the existing lot was created before 1970. Mr. Dombroski felt that what he had submitted was enough information for the Board to review. Ray Porter mentioned that the Board needs to look at the facts from the deeds and having more information to look at will be better for them to make their decision. He stated that it is still the decision of the applicant how much information they would like to submit to support their plan and added that it is their job to convince the Board.

The applicant agreed to look into getting the additional information and submitting the applications prior to the next meeting. During the next meeting on April 12<sup>th</sup>, the Board will review the documents and applications. A tentative public hearing will be held on May 10, 2023. No further discussion was had.

### **Minute Review (February 8, 2023)**

***Bruce Nadeau motioned to accept the meeting minutes from February 8, 2023 ‘as is’. Judy Martz seconded the motion. All were in favor, minutes approved. All yes.***

### **Member Discussion – Update**

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

### **Other Business**

- **Transfer Station:** There are no new updates at this time.
- **Broadband:** There are no new updates.
- The next regular meeting will be the second Wednesday of April – April 12, 2023.

### **Standing Items:**

- Transfer Station
- The Board would like to review the areas where septic design guidelines are posted.
- Broadband Internet Update
- Bike Path Discussion – Pending
- Member Discussion – seeking alternates and full-time members (Ongoing)
- *Budgets will be due 12/1/2023 (2022 has been submitted)*
- *Annual report is due 1/1/2023 (Report has been submitted)*

***Bruce Nadeau made a motion to adjourn. Judy Martz seconded the motion. All were in favor; motion carried.***

The meeting adjourned at 8:12 pm.

Respectfully Submitted,  
Melissa Salinardi  
Recording Secretary