

**Zoning Board  
Goshen, NH  
Minutes of June 14, 2023  
Goshen Town Hall  
FINAL**

**Attendance** (*quorum* = 3): Judy Martz (Chair), Ray Porter (Vice-Chair), Bob Bell

Guest (s): Erica Caron, John Caron, Thomas Dombroski

Meeting called to order at 7:00 pm.

**Public Hearing:**

**Special Exception/Variance Review (Caron Property, 163 Mummary Road)**

Judy Martz opened the floor for discussion on the special exception and variance request from the Caron's.

Melissa Salinardi updated the Board that all certified letters were mailed, public notices were posted in Town designated areas and a classified ad was run on May 19<sup>th</sup>-20<sup>th</sup>. She reported that she had not received any complaints or concerns from any abutters. Also, she mentioned that payment was received in full in the amount of \$223.40 (ck #3820).

Ray Porter asked the Caron's to describe their request to the Board. Ms. Caron explained that they are seeking a variance to permit the replacement of a "non-conforming" camp/cabin located (3 ft) from the edge of Mummary Road East (Class VI road) on a "non-conforming" lot of 1 acre, with a new proposed (2 bedroom) cabin of (896 sqft) and (320 sqft) deck. The proposed structure will be 24-ft from the roadside property line and 34-ft from the centerline of Blood Brook. A septic system has been designed and approved for the cabin and the septic system is located as far from Blood Brook as possible.

Ms. Caron also explained that the request for a special exception was to seek approval for a proposed 2-bedroom cabin (896 sqft) with a 320 sqft deck on a "non-conforming" 1 acre lot on the Class VI road. The back of the proposed structure will be 34 ft from the centerline of Blood Brook.

Melissa Salinardi was asked to read aloud the application for the special exception and the application for the variance.

Judy Martz opened the floor for discussion and questions. None were made by the Board. None were made by the public.

***Ray Porter motioned to approve the Application for a Special Exception on the back of the proposed structure to 34 feet from the centerline of Blood Brook. Bob Bell seconded the motion. All were in favor-yes; motion carried (3-0).***

***Ray Porter motioned to approve the Application for a Variance on the front of the structure to 24 feet from the roadside property line. Bob Bell seconded the motion. All were in favor-yes; motion carried (3-0).***

Judy Martz reminded the Caron's that there is a 30-day appeal period where abutters may voice their concern. After the 30-days is complete, if no objections or concerns are brought before the Board, the project will be seen as complete.

Erica Caron asked if they could go ahead and apply for a building permit. The Board stated that a building permit could be obtained, however, if an objection or concern was brought before the Board, any progress to the project would have to cease.

There were no further questions or concerns.

*Erica Caron, John Caron, and Thomas Dombroski left the meeting.*

### **Minute Review (May 10, 2023)**

***Ray Porter motioned to accept the meeting minutes from May 10, 2023 'as is'. Bob Bell seconded the motion. All were in favor-yes, minutes approved (3-0).***

### **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**

- The next regular meeting will be the second Wednesday of July – July 12, 2023.
- **Transfer Station Update:** Judy Martz gave a brief update to the Board regarding the Transfer Station research. She reminded the Board that the goal is to turn the Transfer Station around to provide a source of revenue for the Town and to assist the Board of Selectmen by providing them with positive ideas for change or improvements. She mentioned that she has been looking at other Town's methods and practices and added that she would like to continue forward with the project and go before the Board of Selectmen to discuss next steps and discuss the current practices of the Transfer Station with the Road Agent. She asked Melissa Salinardi if she could be added to the next Selectmen meeting and encouraged the other members to join her in the discussion with the Selectmen. Melissa will add the Zoning Board to the agenda for the next Selectmen meeting on June 26<sup>th</sup>.
- **Property Inquiry:** Ms. Joan Wamsley of Rand Pond Road reached out to the Board via email inquiring about the next steps in preparing her land to build. The Board will respond to Ms. Wamsley via email and suggest that she look at her setbacks and compare them to the Goshen Zoning and Building Regulations to determine if a special exception or variance would be required. No further actions were made at this time.
- **Fee Schedule:** The Board would like to review the fee schedule and suggest updates where needed. They will review this during an upcoming meeting.

### **Standing Items:**

- Transfer Station - Update
- The Board would like to review the areas where septic design guidelines are posted.
- Broadband Internet Update
- Fee Schedule - Pending

- 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)*

***Judy Martz made a motion to adjourn. Ray Porter seconded the motion. All were in favor-yes; motion carried (3-0).***

The meeting adjourned at 7:42 pm.

Respectfully Submitted,  
Melissa Salinardi  
Recording Secretary