

**Zoning Board
Goshen, NH
Minutes of April 10, 2024
Goshen Town Hall
FINAL APPROVED**

Attendance (*quorum* = 3): Judy Martz (Chair), Ray Porter (Vice-Chair), Bob Bell, and Bruce Nadeau (arrived at 7:08pm)

Guest (s): Alicea Bursey (Selectmen Representative)

Meeting called to order at 7:01 p.m.

Election of Officers

Bob Bell made a motion to elect Judy Martz as Chair of the Zoning Board of Adjustments. Ray Porter seconded the motion. All were in favor; Judy Martz will be the Chair of the Zoning Board of Adjustments.

Judy Martz made a motion to elect Ray Porter as the Vice-Chair of the Zoning Board of Adjustments. Bob Bell seconded the motion. All were in favor; Ray Porter will be the Vice-Chair of the Zoning Board of Adjustments.

Building Regulation Review

The Zoning Board reviewed the Zoning and Building Ordinances to determine when a building permit is necessary. Bob Bell presented the Board with several sections in the ordinances that reference a building permit. The following sections were read;

“Zoning and Building Ordinances: Section XVI. Building Ordinance:

2. REQUIREMENT OF PERMITS FOR ALL BUILDINGS No building shall be erected until a permit thereof has been issued under the terms of this ordinance. Remodeling into habitable dwellings of existent structures not now being so used or conversion into apartment units of existent homes, attached ells and/or accessory buildings shall place them within the scope of this ordinance. Any additions to existing buildings for the creation of living space shall also require a permit.

3. BUILDING PERMIT AND FEES No application for a permit required by this ordinance shall receive action by the Building Inspector unless made in writing. All applications for a permit to build or reconstruct such a class of building shall be accompanied by a sketch or plan of the proposed building including a wiring diagram. The description and plan of the project shall contain detail that is sufficient to enable the Building Inspector to assess its compliance with all provisions of the Town’s Building Ordinance as well as current state and federal regulations. A Amended May 28, 2020 43 Goshen, NH. Zoning and Building Ordinances building permit shall become void unless operations are commenced within six (6) months from date of approval, unless such time is extended by the Building Inspector in writing.

5. CONSTRUCTION REQUIREMENTS No building or structure shall be erected or rebuilt for habitation unless in compliance with the following:

5.a. Roofs No roof of any building shall be covered or recovered in whole or in part save with any noncombustible or fire-resistant roofing materials.

5.b. Chimney Construction Chimneys shall extend at least 3 feet above the highest point where they pass through the roof of a building and at least 2 feet higher than any portion of the building within 10 feet. No chimney shall be built having wood or other combustible materials within one inch of the chimney and no chimney shall have its base resting upon any floor or beam of combustible material. Factory-built chimneys that are approved as a result of tests and listing by a nationally recognized testing laboratory shall be installed in accordance with the conditions of the approval.

5.c. Thimbles No wallpaper or other combustible material shall be laid over any thimble or thimble hole in any chimney.

5.d. Smoke Pipes No smoke pipes shall be installed or erected so as to be within twelve inches of any combustible floor or ceiling, unless amply protected with non-combustible material. No smoke pipe shall be installed or erected which passes into or through partitions or walls of combustible material except when guarded by a double collar of metal with air space of at least five inches, or by at least five inches of brick or other noncombustible material between the pipe and the combustible material.

5.e. Electric Wiring All electrical wiring shall conform with approved methods and practices for safety to life and property. Compliance with the current version of the National Electrical Code, published by the National Board of Underwriters, as may be amended from time to time, shall be prima facie evidence of such approved methods and practices. Amended May 28, 2020 44 Goshen, NH. Zoning and Building Ordinances

5.f. Plumbing All plumbing shall conform with approved methods and practices for safety to life and property. Compliance with the current version of the International Plumbing Code as published by the International Code Council, as may be amended from time to time, shall be prima facie evidence of such approved methods and practices.

5.g. Foundations All structures shall be set on solid foundations or piers of cement, brick, stone, or other acceptable masonry.

5.h. Living Space Every dwelling unit to be used by a single family shall have a minimum living space of 800 square feet. Smaller dwelling units may be permitted by special exception, with a limit placed by the Zoning Board of Adjustment on the number of occupants allowed in each unit.

5.i. Outside Walls Outside walls shall be constructed of properly finished material commonly used for outside construction. Protective building paper is not acceptable within the scope of this paragraph.

5.j. Sewerage When a public system is not available, a private sewerage disposal system is required. Septic tanks and drainage fields are required with flush bowls and size, type, and construction must be approved. All septic tanks and drainage fields shall be in accordance with state law (Chapters 147-8, Revised Statutes Annotated).

5.k. Setback All buildings shall have setbacks that conform to setback requirements defined in Sections III.D.1 and III.D.2 (general), Section IV.2 (slaughtering and commercial raising of animals or poultry), Sections V.B.1 and V.B.2 (commercial) or Sections VI.B, VI.C, and VI.D (non-conforming), as applicable.

5.l. Culverts In any case where a new driveway or roadway could interfere with drainage on town roads, culvert installation and necessary grading may be required of property owner concerned.

9. ENFORCEMENT Upon any well-founded information that this ordinance is being violated, the Selectmen shall on their own initiative take immediate steps to enforce the provisions of the ordinance by seeking an injunction in the Superior Court or by other appropriate legal action. Whoever violates any of the provisions of the above regulations shall be punished upon conviction by fines and penalties consistent with RSA 676:15; 676:17; 676:17-a; and 676:17-b.

10. CONFLICTING PROVISIONS Whenever the regulations made under the authority hereof differ from those described by any statute, ordinance, or other regulations, that provision which imposes the greater restriction or the higher standard shall govern.

SECTION VI. NON-CONFORMING BUILDINGS, LAND, OR USES

A. USE AND SIZE OF PROPERTIES EXISTING ON MAY 10, 1970 All non-conforming properties in active use when this ordinance was passed and adopted (March 10, 1970) may continue indefinitely in their use and size as at that time.

SECTION V. COMMERCIAL USE

A.2.b. Simple Home Business A use which is classified, as a “Simple Home Business” shall be allowed in all districts, provided that a permit for such use is first obtained from the Building Inspector. A permit for the operation of a simple home business shall be granted only upon confirmation that the proposed use fits the general definition given in Section II, and meets the following specific criteria. A Simple Home Business: i. Must not employ more than two (2) persons who do not reside on the property in question. ii. Must involve no exterior display, and no outside storage of equipment, machinery, or materials, except that a small, unlighted sign may be permitted, subject to the general restrictions of paragraph V.E. The permit required for such a sign may be granted as part of the permit for the Simple Home Business. iii. Must otherwise meet the criteria applicable to a “Home Occupation,” stated in paragraphs V.A.2.a.iii through V.A.2.a.vi of this ordinance.

B. BUILDINGS: B.4. Dwelling Units per Building Three apartments or units for permanent or temporary residents shall be the maximum allowed for any one building except when a special exception has been granted by the Zoning Board of Adjustment.”

The Zoning Board agreed to write a response to the Board of Selectmen and include the above references for their consideration. The recording secretary will draft a letter and allow the Chair and Vice-Chair to review make edits before sending it the Board of Selectmen.

The Zoning Board also discussed septic designs and regulations and agreed that the septic regulations along with other regulations in the Zoning and Building Ordinances may need to be edited or changed. The Board will continue to review regulations at a later meeting.

Minute Review (3/13/24)

Ray Porter suggested a few changes in the first two paragraphs. The Board agreed to the edits made by Ray Porter.

Ray Porter motioned to accept the meeting minutes from March 13, 2024 ‘as amended’. Bob Bell seconded the motion. All were in favor; minutes approved, 4-0.

Transfer Station Update

No further updates at this time.

Member Discussion – Update

Chair Martz mentioned that someone who was written in during the Town Election has shown interest in joining the Zoning Board. She has reached out to the individual but has not received a response. She will continue to reach out to see if the individual is still interested in becoming a member.

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

- **Broadband Update:** No new updates.
- **Upcoming Meeting:** The next regular meeting will be the second Wednesday of May – May 8, 2024.

Standing Items:

- Transfer Station – Update
- Review of Regulations
- Septic Design Guidelines
- Broadband Internet Update – ongoing
- Member Discussion – seeking alternates and full-time members - ongoing
- *Budgets will be due 12/1/2024*
- *Annual report is due 1/1/2025*

Bruce Nadeau made a motion to adjourn. Ray Porter seconded the motion. All were in favor-yes; motion carried 4-0.

The meeting adjourned at 7:40 pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary