

**Zoning Board  
Goshen, NH  
Minutes of May 8, 2024  
Goshen Town Hall  
FINAL APPROVED**

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

Guest (s): Joanne Rhoads, John Higgins, Clemons Bohon

Meeting called to order at 7:00p.m.

**Variance Request (Bohon – 411-019-000)**

Mr. Clemon Bohon presented a variance application for the purpose of putting a two-car garage on his property located on 2094 Brook Road. After reviewing the presented material and application the Board noted that the proposed setback did not meet the minimum side setback requirement of 40ft and agreed that Mr. Bohon would need a variance. Mr. Bohon also explained that the topography of the property prevented him from moving the garage to a different location. Due to his concern for erosion and water management on the property he believes the proposed location of the garage is the only location to build.

*Bruce Nadeau motioned to move the variance application for Mr. Bohon forward to a Public Hearing scheduled for June 12, 2024 at 7:00 p.m. Ray Porter seconded the motion. All were in favor-yes; motion carried, 4-0.*

An abutter list was presented by Mr. Bohon. The recording secretary will move forward with abutter notifications and posting of the Public Hearing in Town designated locations and as a classified ad in the Eagle Times.

**Variance Request (Rhoads – 412-022-012)**

Mrs. Joanne Rhoads presented a variance application for the purpose of building a 10 x 12 shed on her property. Her abutter, John Higgins, explained that he would be building the shed and currently the side setback does not meet the minimum requirement of 40ft.

The Board confirmed that any building larger than 100ft must meet the minimum 40ft setback requirement. The Board suggested that the applicant reapply for a 20ft variance as the current proposed setback is not as common. The Board stated that the application was not complete and asked Mrs. Rhoads to complete the application for the Board to review at the next meeting. The Board will decide to move forward with the Public Hearing at the June 12, 2024 meeting. No actions were made at this time.

**Minute Review (4/10/24)**

*Ray Porter motioned to accept the meeting minutes from April 10, 2024 ‘as is’. Bruce Nadeau seconded the motion. All were in favor; minutes approved, 4-0.*

**Zoning and Building Ordinances**

Chair Martz suggested that the Board start to look over the Zoning and Building Ordinances and start to prepare any changes for the next Town meeting. The Board will start to review the regulations at a future meeting. No changes were made at this time.

### **Transfer Station Update**

No updates at this time.

### **Member Discussion – Update**

Chair Martz mentioned that she has reached out to the individual that had shown interest in joining the Zoning Board but has not received any response back. She will contact the Town Clerk to discuss next steps.

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.
- **Septic Design Guidelines:** Bruce Nadeau mentioned that currently the State approves septic plans and then after the Board of Selectmen has received a copy they email it to the Building Inspector. He suggested that the septic plans should be reviewed by the Building Inspector before the State gives their approval. The Board will look into the process and decide if regulation changes need to be made to the septic design process. No actions were made at this time.
- **Upcoming Meeting:** The next regular meeting will be the second Wednesday of June – June 12, 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. Judy Martz seconded the motion. All were in favor-yes; motion carried 4-0.***

The meeting adjourned at 7:41 pm.

Respectfully Submitted,  
Melissa Salinardi  
Recording Secretary