

**Zoning Board
Goshen, NH
Minutes of June 12, 2024
Goshen Town Hall
FINAL APPROVED**

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

Guest (s): Clemons Bohon, Lars Nelson

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

**Public Hearing
Variance Request**

Chair Martz called the public hearing to order and opened the floor for discussion. Mr. Lars Nelson, an abutter, reviewed the map and variance application but did not have any questions or concerns. It was noted that the abutter notifications were sent out and public notifications were posted. No concerns were brought before the Board. The Board received a check for the total amount due of \$227.21 (check #2441).

Mr. Clemons Bohon, 2094 Brook Road (411-019-000), read his variance application aloud. The following was read directly from the application:

A variance is being requested from Section D. 2 of the zoning ordinance to permit a 2-bay garage.

- 1. The proposed garage is in a secluded location and is not visible to any abutters. It is in the same style as existing dwelling and would enhance the overall appearance.*
- 2. The location is not visible to any neighbors.*
- 3. A. The lot slopes off beyond the proposed location making construction, drainage and long-term stability difficult. B. Any alternate location near the house would require excavation, fill, drainage considerations at significant expense and less favorable access.*
- 4. It would allow a space for cars and lawn equipment to be stored out of the weather and out of view.*
- 5. There is only one lot that directly abuts the proposed location. It is a 29-acre lot and the garage will be in a far corner of that lot. The placement proposed would not interfere with their enjoyment of their property. No other neighbor would ever be able to see the garage from their property.*

Mr. Clemons added that one of his main reasons for proposing the garage in this location is due to his concern for erosion. The location is the only area that would not be affected by erosion. He also stated that the neighbor that directly abuts the garage came to look at the proposed plans and he agreed that the proposed location was the only suitable place for the garage to be constructed.

Chair Martz opened the floor for additional questions or concerns. None were made by the Board or the public.

Ray Porter motioned to approve the variance request for the property located at 2094 Brook Road. The proposed garage is permitted to be built 22ft from the rear lot line. Judy Martz seconded the motion. All were in favor-yes, 4-0.

Chair Martz stated that there is a 30-day appeal period and recommended that no work be done until the appeal period was over. The Board will sign the application at the next meeting. Bruce Nadeau, Building Code Enforcer will review and sign the Building permit once the appeal period has ended.

Minute Review (5/8/24)

Bruce Nadeau motioned to accept the meeting minutes from May 8, 2024 'as is'. Bob Bell seconded the motion. All were in favor; minutes approved, 4-0.

Member Discussion – Update

Chair Martz explained that Mr. Clemons Bohon was interested in joining the Zoning Board as a member. The Board explained the process of accepting him as a member. The Board had no questions or concerns.

Bruce Nadeau motioned to accept Clemons Bohon as a member of the Zoning Board. Ray Porter seconded the motion. All were in favor-yes, 4-0.

It was noted that Ray Porter would be stepping down as a member of the Zoning Board, effective immediately, due to personal reasons. The Zoning Board thanked him for his many years of service to the Town.

Note: 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.

Zoning and Building Ordinances

Chair Martz mentioned that she will start looking over sections of the Zoning and Building Ordinances that need to be reviewed by the Board. It was also mentioned that the building regulations need to work with the building permit. The Board will continue to discuss changes to the regulations during the upcoming meeting.

Other Business

- **Possible Upcoming Variance:** Bruce Nadeau, Building Inspector, stated that a resident on Rand Pond Road has contacted him regarding renovations to their property. He referred the resident to the Zoning Board as they may require a variance. No information was presented at this time but the Board will review this during a future meeting.
- **Broadband Update:** No new updates.
- **Transfer Station Update:** No updates at this time.
- **Septic Design Guidelines:** No new updates.
- **Upcoming Meeting:** The next regular meeting will be the second Wednesday of July – July 10, 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 7:26 pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary