

**Zoning Board  
Goshen, NH  
Minutes of January 8, 2025  
Goshen Town Hall  
FINAL APPROVED**

**Attendance** (*quorum* = 3): Judy Martz (Chair), Bob Bell (Vice-Chair), Clemons “Chip” Bohon (arrived at 7:10 p.m.)

Guest (s): Doug Cogan (Clean Energy NH)

Meeting called to order at 7:10 p.m.

**Minute Review (12/11/24)**

The Board had no edits to the minutes.

*Bob Bell motioned to accept the meeting minutes from December 18, 2024 ‘as is’. Chip Bohon seconded the motion. All were in favor-yes; minutes approved, 3-0.*

**Solar Farm Regulation Discussion & Zoning Building Regulations:**

Chair Martz opened the floor to Mr. Doug Cogan of Clean Energy NH whose role in the company is an Energy Circuit Rider. Mr. Cogan introduced himself and stated that he would like to provide the Board with regulation templates from smaller towns that he believes would be beneficial towards the writing of the regulations. He suggested Plainfield, NH and Antrim, NH and will send the templates to the Board as soon as possible. The Board was interested in the templates and will review them when received.

Mr. Cogan explained some of the logistics to consider when installing a solar farm and added that companies consider many aspects when considering a location in a town, including the town’s zoning districts. He mentioned that his company has partnered with the National Technical Organization to provide assistance to town’s looking into renewable energy. He stated that the organization has more members that have greater expertise and could be an asset to the Zoning Board. He added that Clean Energy NH also tries to create better legislation at the state level with the goal of holding energy companies more accountable.

Mr. Cogan spoke about Community Power Coalition of NH (CPCNH) and explained that they work to provide residents the ability to purchase their own power through a third party. He stated that over sixty communities have joined CPCNH and that CPCNH is all about renewable energy and providing residents with energy options. He added that although the Town of Goshen has not opted to join this community, Sullivan County has opted into the community and as residents of Sullivan County, people from Goshen can make a decision to be a part of the community themselves.

The Board thanked Mr. Cogan for his presentation and had no further questions. Mr. Cogan stated that he would be happy to come back and share more information if the Board has further questions.

*Doug Cogan left at 7:38 p.m.*

### **Member Discussion**

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**

- **Property Concerns:** No new information was discussed at this time.
- **Broadband Update:** No updates at this time.
- **Transfer Station Update:** No updates at this time.
- **Upcoming Meetings:** The next regular meeting will be the second Wednesday of February – February 12, 2025.

### **Standing Items:**

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

***Chip Bohon made a motion to adjourn. Bob Bell seconded the motion. All were in favor-yes; motion carried, 3-0.***

The meeting adjourned at 7:45 pm.

Respectfully Submitted,  
Melissa Salinardi  
Recording Secretary