

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

Attendance (*quorum* = 3): Judy Martz (Chair), Carol Scott, Chip Bohon

Guest (s): None

Meeting called to order at 7:02 p.m.

Minute Review (5/14)

Chip Bohon motioned to accept the meeting minutes from May 14, 2025 ‘as is’. Carol Scott seconded the motion. All were in favor-yes; minutes approved, 3-0.

Minute Review (9/10/25)

Tabled until full quorum is met.

Property Discussion (248 Rand Pond Road)

Jeff Allred and Gretchen Aguiar sent a variance application via email to the Board for their property at 248 Rand Pond Road (Tax Map 209, Lot 56). In 2024 an application for an addition onto an already existing shed on their property had been submitted; however, no variance was approved. The current application revisits the 2024 application with the same proposal to add an addition onto an already existing shed. The Board reviewed the application, photos and letter that was sent from Mr. Allred.

Chair Martz mentioned that state legislation has changed regarding construction of in-law apartments. The new law states that in-law apartments do not necessarily have to be built attached to the original dwelling. With this recent change to legislation, the Board felt that moving the variance application forward would now be possible.

The Board noted that they would like to know what the overall size of the proposed structure will be. The Board hopes to discuss the proposed variance application further with the property owners.

Judy Martz motioned to move the variance application for Mr. Jeff Allred and Ms. Gretchen Aguiar forward to a Public Hearing tentatively scheduled for November 12, 2025 at 7:00 p.m. Chip Bohon seconded the motion. All were in favor-yes; motion carried, 3-0.

The recording secretary will move forward with abutter notifications and posting of the Public Hearing in Town designated locations pending the confirmation of attendance from the property owners. If the property owners are unable to attend the November 12th meeting, the Board agreed to hold the Public Hearing on December 10, 2025.

Solar Farm Regulation Discussion & Zoning Building Regulations

Chair Martz reported that Kearsarge Energy agreed to sign a statement agreeing to the pending solar regulations. Melissa Salinardi added that since an agreement was signed by Kearsarge Energy, the Board of Selectmen have agreed to move forward with the signing of the tax agreement. The Zoning Board agreed to

take the solar farm ordinance discussion off the standing item list as the pending solar regulations will now go to the Town for final approval in March 2026.

Member Discussion

Additional alternate members are still needed for the Zoning Board, this topic will remain a standing agenda item until filled. Anyone interested in becoming an alternate member of the Zoning Board should stop by any of the Zoning Board meetings at the second Wednesday of the month at 7pm in the Goshen Town Hall.

Other Business

- **Sign Approval:** No response has been received from the resident on Mill Village Road regarding the lack of a sign application. Bruce Nadeau, as the Building Inspector, will follow-up on this matter.
- **Budget Review:** The Board discussed the 2026 budget. They discussed an increase to the secretary's pay.

Chip Bohon motioned to increase the recording secretary's hourly rate to \$27.00 per hour pending the approval of the 2026 budget. Carol Scott seconded the motion. All were in favor-yes; motion carried, 3-0.

Chip Bohon motioned to accept the proposed 2026 budget "as amended" in the amount of \$1,550 and agreed to submit the proposed budget to the Board of Selectmen. Carol Scott seconded the motion. All were in favor-yes; motion carried, 3-0.

- **Upcoming Meetings:** The next regular meeting will be the second Wednesday of November – November 12, 2025.

Standing Items:

- Septic Design Guidelines - Pending
- Member Discussion – seeking alternates and full-time members - ongoing
- *Budgets will be due 12/1/2025*
- *Annual report is due 1/1/2026*

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

The meeting adjourned at 7:38 pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary