

**Zoning Board  
Goshen, NH  
Minutes of September 10, 2025  
Goshen Town Hall  
FINAL**

**Attendance** (*quorum* = 3): Judy Martz (Chair), Carol Scott, Bruce Nadeau

Guest (s): Kurt Sternlof

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

**Minute Review (5/14)**

Tabled until full quorum is met.

**Property Discussion (190 Rand Pond Road)**

Tabled until more information is provided from the property owner.

**Property Discussion (248 Rand Pond Road)**

Tabled until more information is provided from the property owner.

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

Chair Martz gave an update on the pending solar regulations. She mentioned that the regulations were passed at the Planning Board level and then brought to the Board of Selectmen for further discussion. She noted that the Selectmen were in communication with Kearsarge Energy who would like to enter into a tax agreement with the Town. A special town meeting to adopt the pending solar regulations was discussed at the Board of Selectmen meeting on Monday, September 8<sup>th</sup>; however, discussion was tabled with no actions. Chair Martz explained that the timeline for a special town meeting and approval of a variance from the Zoning Board would not fit into the timeline needed for Kearsarge Energy to meet their deadline before federal laws change in December 2025. Chair Martz explained that she will attend the Board of Selectmen meeting on September 22<sup>nd</sup> to discuss this matter further with the Selectmen and offer a solution of waiving the special exemption as long as Kearsarge Energy agrees to the pending regulation terms in writing.

**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:** Bruce Nadeau mentioned that a sign was put up at a resident's property on Mill Village Road without an approved sign permit. As the Building Inspector and Code Enforcement Officer, Bruce Nadeau will follow-up on this matter.
- **Regulation Changes:** 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. The Board will continue to monitor legislative changes that may affect Zoning regulations.
- **Upcoming Meetings:** The next regular meeting will be the second Wednesday of October – October 8, 2025.

### **Public Comment**

Kurt Sternlof introduced himself and asked a hypothetical question regarding the enforcement and process of approval for new construction. He specifically mentioned a resident's garage that was recently built and wondered how this particular building was approved when it appears to be against zoning regulation set-back laws. Chair Martz explained that the Zoning Board does not have the ability to enforce building permits unless they are brought to the Board for a special exemption or variance. Mr. Sternlof commented that it would not be a good practice for residents to police themselves and again asked if the Town had an enforcement policy. Chair Martz stated that if a resident sees a problem with another resident's property, they can always bring their concerns to the Board of Selectmen or Building Inspector but added that the Zoning Board does not have the resources to monitor each building development in town and that the Building Inspector would be the one to monitor the building permits.

### **Standing Items:**

- Review of Regulations (Building Permit and Solar Farm)
- 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*

***Bruce Nadeau made a motion to adjourn. Carol Scott seconded the motion. All were in favor-yes; motion carried, 3-0.***

The meeting adjourned at 7:26 pm.

Respectfully Submitted,  
Melissa Salinardi  
Recording Secretary