

**Zoning Board  
Goshen, NH  
Minutes of November 12, 2025  
Goshen Town Hall  
FINAL APPROVED**

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

Guest (s): Gretchen Aguiar and Jeffrey Allred (joined via telephone)

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

**Minute Review (9/10/25)**

*Bruce Nadeau motioned to accept the meeting minutes from September 10, 2025 ‘as is’. Carol Scott seconded the motion. All were in favor-yes; minutes approved, 3-0. Chip Bohon abstained.*

**Minute Review (10/8/25)**

*Chip Bohon motioned to accept the meeting minutes from October 8, 2025 ‘as is’. Carol Scott seconded the motion. All were in favor-yes; minutes approved, 3-0. Bruce Nadeau abstained.*

**PUBLIC HEARING – Variance Application (248 Rand Pond Road)**

Chair Martz called the public hearing to order and called the property owner via telephone as the property owner was unable to attend the meeting in person. Mr. Jeffrey Allred and Ms. Gretchen Aguiar joined the meeting at 7:05 p.m.

It was noted that the abutter notifications were sent out and public notifications were posted. The Board also received a check for the total amount due of \$123.08 (check #544).

Mr. Jeffrey Allred, 248 Rand Pond Road (Tax Map 209, Lot 56), read his variance application aloud. The following was read directly from the application:

*A variance is being requested from Section VI. B of the zoning ordinance to permit a 5 x 14 extension on the north side of an existing outbuilding to be used as a home office.*

- 1. The modest addition extends the structure towards the center of the lot. Thus, there is no encroachment towards near neighbor’s property line and no real impact on any neighbor at all.*
- 2. It will not affect the views or the everyday life of any of our neighbors in any way.*
- 3. A. The existing structure was used by prior owners as a workshop and for storage. We want to use it as an office as we both work remotely in the summer and need to make modest additions to make the space work. B. We need a simple bathroom setup to allow us to work without distractions and without constantly returning to the main house.*
- 4. To allow a slight adaptation to an existing permitted structure.*
- 5. No new residents or new stress to the septic or significant disruption to landscape or to neighbors’ lives.*

The Board reviewed the application, photos and letter that was sent from Mr. Allred. Questions were asked about the current septic system. It was noted that a state approved three-bedroom septic system was already approved and installed on the property.

The Board discussed the potential problems of approving this variance, including the fact that there is a change of use from a shed to a work shop that will now hold a bathroom; in addition, the setbacks do not meet the requirements of the Zoning and building Ordinances. The Board understands that the request for the setback is stated in the variance application. However, after further discussion, Chair Martz explained that with recent changes to legislation the Board needs more time to determine how the change of use should be considered.

The Board agreed to table the discussion until the December 10<sup>th</sup> meeting so that the Board can do further research.

*Mr. Jeffrey Allred and Ms. Gretchen Aguiar left the meeting at 7:22 p.m.*

The Board continued discussion and agreed that now that the proposed addition contains a bathroom, the existing building is no longer considered a shed and may require an additional application. The Board also would like to see the additional septic design identified on the surveyed map, including the pump location for the new addition. However, no formal discussion was had with the owners and therefore, the Board will finalize discussion during the next meeting.

### **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:** A sign application for 104 Mill Village Road was submitted. The Board noted that the sign was already built and was built too close to the road and not in compliance with Zoning and Building Ordinances. The property owner will be contacted and asked to clarify the application that was submitted.
- **Upcoming Meetings:** The next regular meeting will be the second Wednesday of December – December 10, 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*

***Carol Scott made a motion to adjourn. Bruce Nadeau seconded the motion. All were in favor-yes; motion carried, 4-0.***

The meeting adjourned at 8:23 pm.

Respectfully Submitted,  
Melissa Salinardi  
Recording Secretary

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