

**Zoning Board
Goshen, NH
Minutes of January 14, 2026
Goshen Town Hall
FINAL APPROVED**

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

Guest (s): None

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

Minute Review (11/12/25)

Chip Bohon motioned to accept the meeting minutes from November 12, 2025 ‘as is’. Carol Scott seconded the motion. All were in favor-yes; minutes approved, 3-0. Bob Bell abstained.

Variance Application (248 Rand Pond Road) - Continuation

The 248 Rand Pond Road (Tax Map 209, Lot 56) variance application was continued to be reviewed and discussed. Due to the missed meeting in December, the Zoning Board noted that a decision on the variance must be made during this meeting per state statute.

The Board discussed the bathroom placement, septic design, state certification, size of the proposed building, existing shed dimensions, etc. The Board agreed to move forward with approving the application but with several conditions.

Carol Scott made a motion to approve the variance of 248 Rand Pond Road (tax map 209, lot 56) with the following conditions: 1.) The Zoning Board must be provided with a copy of the plan for the connection of the existing septic. 2) The septic design must be certified by a state inspector prior to back-fill. 3.) The project must be inspected by the Town of Goshen Building Inspector prior to occupancy. 4.) Due to the grandfathering in this environmentally sensitive area and because it is important to keep the same character and dimensions, therefore, the existing shed must remain a single-story building. Judy Martz seconded the motion. All were in favor-yes; motion carried, 4-0.

Mr. Jeffrey Allred and Ms. Gretchen Aguiar were not present for the meeting; however, the Board will contact them via email with their response.

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 variance application for the sign located at 104 Mill Village Road was submitted and reviewed. 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. After receiving the variance application from the owner and reviewing the Zoning Regulations, the Board agreed to move forward with accepting the variance and sign placement ‘as is’.

Judy Martz motioned to accept the variance application ‘as is’ without normal variance application practices. Chip Bohon seconded the motion. All were in favor-yes; motion carried, 4-0.

The Board agreed to look at ways to increase public awareness of what projects need building permits or Zoning approval at the next meeting.

- **Annual Report Review:** The Board reviewed a draft for the Annual Report. The Board made no changes to the report.

Bob Bell motioned to submit the 2025 Zoning Board Annual Report to the Board of Selectmen “as is”. Chip Bohon seconded the motion. All were in favor-yes; motion carried, 4-0.

- **Upcoming Meetings:** The next regular meeting will be the second Wednesday of February – February 11, 2026.

Standing Items:

- Septic Design Guidelines - Pending
- Member Discussion – seeking alternates and full-time members - ongoing
- *Budgets will be due 12/1/2026*
- *Annual report is due 1/1/2027*

Judy Martz made a motion to adjourn. Chip Bohon seconded the motion. All were in favor-yes; motion carried, 4-0.

The meeting adjourned at 8:09 pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary