

**Zoning Board
Goshen, NH
Minutes of May 13, 2026
Goshen Town Hall
DRAFT**

Attendance (*quorum* = 3): Judy Martz (Chair), Carol Scott, Chip Bohon, Bob Bell, and Bruce Nadeau (arrived at 7:01 p.m.)

Guest (s): John Hooper, Thomas Kersey, Joanne Kersey, Dan Scott (through phone from 7:46 p.m. to 7:58 p.m.)

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

Meeting Minute Review (4/8/26)

Carol Scott motioned to accept the meeting minutes from April 8, 2026 'as is'. Bob Bell seconded the motion. All were in favor-yes; minutes approved, 4-0.

Variance Review (190 Rand Pond Road)

Mr. John Hooper, owner of 190 Rand Pond Road (Tax Map 209, Lot 63), continued discussion of his proposal to construct a new garage on his property. The Board confirmed that a variance was required rather than a special exception. The Board also amended its previous discussion regarding the front road setback measurement, noting that the original measurement had incorrectly been taken from the edge of the road instead of the centerline of the road, which is the correct point of reference.

The Board reviewed an email from Road Agent Shae Simino, who indicated that he did not foresee any issues with the proposed placement of the garage. Based on the corrected measurement, the Board noted that the required setback is 29 feet and confirmed that Mr. Hooper is requesting an 11-foot road frontage setback variance.

The Board had no additional questions or concerns and agreed that a second public hearing was unnecessary, as a public hearing and approval for the same project had already taken place in 2020. After correcting the setback measurement information as noted above, the Board proceeded with a motion.

Bruce Nadeau motioned to accept the Variance Application as complete and approve an 11-foot road frontage setback for Mr. John Hooper at 190 Rand Pond Road (Tax Map 209, Lot 63). Chip Bohon seconded the motion. All were in favor-yes; motion carried, 5-0.

The Board considers this topic closed.

Special Exception Review (154 Rand Pond Road)

Mr. Thomas Kersey and Mrs. Joanne Kersey, owners of 154 Rand Pond Road (Tax Map 209, Lot 071), presented a proposal to replace an existing shed on their property. Mr. Kersey explained that the current shed measures 4' x 10' and that they would like to replace it with a larger 10' x 12' shed. He confirmed that there would be no change in use and that the proposed shed would not require septic, water, or electrical service, as it would be used solely for storage.

The Board reviewed a sketch of the proposed shed location and noted that the new structure would extend closer to the road and the house, but not closer to the property line or waterfront. The Board also noted that the

location of the existing shed is grandfathered, and that the primary issue under consideration was the increase in size. It was further noted that the existing one-foot setback from the property line would be maintained. The Board had no additional questions or concerns and agreed to proceed with the next steps in the application process.

Bruce Nadeau motioned to accept the Special Exception Application for 154 Rand Pond Road (Tax Map 2029, Lot 071) as complete and move forward to the Public Hearing scheduled for June 10, 2026 at 7:00 p.m. Carol Scott seconded the motion. All were in favor-yes; motion carried, 5-0.

Notifications of abutters will be sent out by the recording secretary and notices will be posted in Town designated locations for the Public Hearing on June 10, 2026 at 7:00 p.m.

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.

Due to a lack of members at the Planning Board, Bob Bell has decided to serve on both the Zoning Board and the Planning Board, which is allowed under RSA 673:7.

Other Business

- **Property Concerns and Regulation Changes:** Chair Martz reported that she had been contacted by Building Code Enforcement Officer Dan Scott regarding concerns about long-term occupancy of campers on residential properties. The Board reviewed several applicable RSAs and current Town regulations related to camper use. Chair Martz explained that Mr. Scott had asked the Zoning Board to consider adopting stricter regulations governing the use of campers on residential lots.

The Board agreed to review and potentially revise the current language to more clearly define acceptable camper use, including distinguishing temporary recreational use from long-term residential occupancy. Concerns were also raised regarding the disposal of black water and grey water, which the Board agreed were serious public health and safety issues.

At 7:46 p.m., Chair Martz contacted Dan Scott by phone during the meeting. Mr. Scott reiterated his concerns and expressed support for the Board reviewing and strengthening the regulations. He suggested establishing a time limit for camper use without a permit, such as 14 days. Mr. Scott thanked the Board for its willingness to proactively address the issue, noting that he believes it is already becoming a concern within the Town.

Dan Scott left the meeting at 7:58 p.m.

- **Non-Public Session:** The Board agreed to enter into non-public session under RSA 91-A:3, (c).

Judy Martz motioned to go into Non-Public Session under RSA 91-A:3, II (c), "Matters which, if discussed to public, would likely affect adversely the reputation of any person, other than a member of the Board." Bruce Nadeau seconded the motion. Roll call vote: Judy Martz-yes; Carol Scott-yes; Bob Bell-yes; Chip Bohon-yes; Bruce Nadeau-yes; motion carried, 5-0.

The Board entered non-public session at 8:00 p.m.

The Board invited Melissa Salinardi into the non-public session.

The Board discussed a property concern brought forward by the Building Code Enforcement Officer. The matter has already been reported to the State; however, the Board considered whether additional notification from the Zoning Board to the property owners was necessary.

After discussion, the Board agreed that the State should be allowed to proceed with its enforcement process before the Zoning Board takes further action. The Board also agreed that the Chair of the Zoning Board should contact the State to reiterate the Town's concerns, emphasize that the issue remains unresolved, and confirm that the matter constitutes a violation of both Town and State regulations that should be addressed.

Bruce Nadeau motioned to come out of the Non-Public Session at 8:15 p.m. Bob Bell seconded the motion. Roll call vote: Judy Martz-yes; Carol Scott-yes; Bob Bell-yes; Chip Bohon-yes; Bruce Nadeau-yes; motion carried, 5-0.

Bob Bell motioned to seal the minutes indefinitely as it would adversely affect the reputation of any person other than a member of this board and it would render a proposed action ineffective. Carol Scott seconded the motion. Roll call vote: Judy Martz-yes; Carol Scott-yes; Bob Bell-yes; Chip Bohon-yes; Bruce Nadeau-yes; motion carried, 5-0.

- **Upcoming Meetings:** The next regular meeting will be the second Wednesday of June – June 10, 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*

Bruce Nadeau made a motion to adjourn. Carol Scott seconded the motion. All were in favor-yes; motion carried, 5-0.

The meeting adjourned at 8:16 pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary