

**Town of Goshen
Planning Board
Minutes of May 7, 2026
FINAL APPROVED**

Planning Board members present (quorum = 3): Jonathan Tremblay (Chair), Ron Perry, Bob Bell (new member), Matthew Salinardi (arrived at 7:07 p.m.), and Sebastian Zyzdorf (ex-officio to the Board of Selectmen)

Guest (s): Brianne Bevilacqua, Chris Nelson, Kevin Bevilacqua, Heather Peckham, Ed Peckham, Eric Peabody, Ashley Peckham, Darren O'Connor

Chair Tremblay called the meeting to order at 7:00 p.m.

PUBLIC HEARING

Lot Line Adjustment (Mill Village Road)

Eric Peabody, surveyor, represented Brianne Bevilacqua and Chris Nelson and discussed the surveyed map with the proposed lot line adjustment of 264 Mill Village Road, S. The lot line adjustment intends to add 1.9 acres to 264 Mill Village Road (Tax Map 203, Lot 001-003) from 378 Mill Village Road, S (Tax Map 203, Lot 001-002). The proposed lot line adjustment will leave 378 Mill Village Road, S with 5.05 acres.

The Board reviewed the proposed surveyed map and noted that it met all the requirements of the lot line adjustment. The Board had no further questions or concerns. All notifications were sent to abutters via certified mail and notices were posted in town designated locations. A check was received for the full amount \$243.99 (ck #1884).

Sebastian Zyzdorf motioned to consider the lot line adjustment application complete and moved to accept the lot line adjustment of 264 Mill Village Road, S. from 378 Mill Village Road, S. (Tax Map 203, Lot 001-003 and Tax Map 203, Lot 001-002) as complete. Jonathan Tremblay seconded the motion. All were in favor-yes; motion carried, 5-0.

The Board reminded the applicant of the 30-day appeal period and noted that Ms. Bevilacqua and Mr. Nelson will be notified by the Board if there are any appeals. The Board will sign the lot line adjustment myler after the appeal period has ended and submit the myler to the registry of deeds.

The public hearing portion of the meeting ended at 7:11 p.m.

Preliminary Subdivision Discussion (Ball Park Road)

The Peckham's discussed a proposed subdivision to their land on Ball Park Road. The Peckham's own roughly 64 acres and are proposing a two-lot subdivision with the new proposed lot established as 11.2 acres.

The Board reviewed a preliminary map of the property and discussed driveway access, stone wall removal, road frontage, septic site proposal, etc. Mr. Ed Peckham stated that a right of way

onto the existing driveway on Ball Park Road would be granted. A potential second driveway could be established on the Class VI portion onto Deroe Road; however, at this time, they do not intend to use that as the main driveway access. The Board stated that as long as the right of way was written into the deed, they saw no problem with the subdivided lot using the existing driveway.

The Board also suggested gathering test pit data for the proposed subdivision in addition to the general subdivision requirements that the surveyor will add to the final plans. The Board also stated that no stone walls should be removed without Town approval. The Board agreed to move forward with the subdivision once a surveyed map is submitted. The Peckham's will bring the surveyed map, abutter list, and subdivision application to the next meeting pending their surveyor's schedule.

Election of Officers

The Board welcomed Bob Bell as a new member of the Planning Board and thanked him for deciding to serve on both the Zoning Board and the Planning Board as previously discussed per RSA 673:7.

The Board discussed the officer positions.

Sebastian Zzydorf made a motion to elect Jonathan Tremblay as Chair of the Planning Board. Ron Perry seconded the motion.

No further discussion.

VOTE: All were in favor, 5-0. Jonathan Tremblay will be Chair of the Planning Board.

Sebastian Zzydorf made a motion to elect Matthew Salinardi as Vice-Chair of the Planning Board. Ron Perry seconded the motion. All were in favor, 5-0.

No further discussion.

VOTE: All were in favor, 5-0. Matthew Salinardi will be Vice-Chair of the Planning Board.

Review of Minutes (3/5/26)

Jonathan Tremblay motioned to accept the minutes of March 5, 2026 'as is'; Ron Perry seconded the motion. All were in favor-yes; motion carried, 4-0. Matthew Salinardi abstained.

Review of Minutes (4/2/26)

Jonathan Tremblay motioned to accept the minutes of April 2, 2026 'as is'; Sebastian Zzydorf seconded the motion. All were in favor-yes; motion carried, 4-0. Ron Perry abstained.

Master Plan

No discussion at this time, the Board will further discuss this topic at a future meeting.

Member Discussion (ongoing)

Additional alternate members are still needed for the Planning Board, this topic will remain a standing agenda item until filled.

Anyone interested in becoming an alternate member of the Planning Board should stop by any of the Planning Board meetings at the first or third Thursday of the month at 7pm in the Goshen Town Hall.

Other Business

- **Upcoming Meetings:** The next meeting of the Planning Board will be the first Thursday in June – June 4, 2026.
- **Pending Subdivision (Brook Road):** The pending subdivision of Mr. Robert Bell of 2314 Brook Road (Tax Map 412, Lot 022-001) will be discussed at a future meeting. No further details were given at this time.
- **Property Discussion:** Matthew Salinardi recused himself from the Board to discuss a property development for his lot at 169 Mill Village Road. The Board provided some suggestions and avenues that could be pursued. No actions were made at this time.
- **Capital Improvement Plan (CIP):** The Board will discuss this at a future meeting.

Standing/Upcoming items

- Master Plan Review – In Progress
- Capital Improvement Plan (annual audit May/June)
- Regulation Changes – Culvert Maintenance (Pending)
- Rand Pond Beach Discussion for inclusion in Master Plan - Standing Item
- Member Discussion - Standing Item
- *Budget due November 1, 2026*
- *Annual report due December 31, 2026*

Sebastian Zyzdorf made a motion to adjourn the meeting. Jonathan Tremblay seconded the motion. All were in favor-yes; motion carried, 5-0.

Meeting adjourned at 7:42 p.m.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary