

**Town of Goshen
Planning Board
Minutes of June 4, 2026
FINAL**

Planning Board members present (quorum = 3): Jonathan Tremblay (Chair), Matthew Salinardi (Vice-Chair), Bob Bell, and Sebastian Zyzdorf (ex-officio to the Board of Selectmen)

Guest (s): Patrick Dombroski, Heather Peckham, Ed Peckham, Ashley Peckham, Darren O'Connor

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

Lot Line Adjustment (Mill Village Road)

The 30-day appeal period for 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) will end on June 7, 2026. No questions or concerns have been brought to the Board's attention. The Board signed the mylars and will submit the documents to the registry of deeds after the June 7th deadline. This item is now considered closed.

Subdivision Discussion (Ball Park Road)

Patrick Dombroski presented a surveyed map for the Peckhams' proposed subdivision of their 47.8-acre property (Tax Map 402, Lot 8) located on Ball Park Road. The proposal consists of a two-lot subdivision, creating a new 11.15-acre lot and leaving a remaining lot of 36.65 acres. RSA 231:81-a was discussed, and no issues are anticipated regarding driveway access. Mr. Peckham noted that a potential second driveway could be established from the Class VI portion of Deroe Road in the future; however, there are no plans to use that access as the primary driveway at this time.

The Board reviewed the proposed locations of the house and septic system and found that all setback and lot requirements are met. Mr. Peckham also noted that some trees will need to be removed as part of the site development. The Board had no further questions or concerns.

Jonathan Tremblay motioned to move the proposed two-lot subdivision of Tax Map 402, Lot 008 forward to a Public Hearing scheduled for July 2, 2026, at 7:00 p.m. Sebastian Zyzdorf seconded the motion. All were in favor-yes; motion carried, 4-0.

Abutter notifications will be sent by certified mail and the Public Hearing will be posted in Town designated public locations.

Heather Peckham, Ed Peckham, Ashley Peckham, and Darren O'Conner left the meeting.

Review of Minutes (5/7/26)

Sebastian Zyzdorf motioned to accept the minutes of May 7, 2026 'as is'; Jonathan Tremblay seconded the motion. All were in favor-yes; motion carried, 4-0.

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 July – July 2, 2026.
- **Preliminary Subdivision Discussion:** Patrick Dombroski, representing Carol Scott of 224 Mill Village Rd, N. (Tax Map 204, Lot 027) presented a surveyed map for a proposed subdivision of Ms. Scott's 21.93-acre property. The proposal consists of a two-lot subdivision, creating a new 16.25-acre lot and leaving a remaining lot of 5.68 acres.

The Board reviewed the proposed locations of the house, proposed driveway and septic system and found that all setback and lot requirements are met. Mr. Dombroski stated that he is actively obtaining a driveway permit for a new entrance on Mill Village Road. He shared the application that will be submitted to the State with the Board. The Board had no further questions or concerns.

Sebastian Zyzdorf motioned to move the proposed two-lot subdivision of Tax Map 204, Lot 027 (224 Mill Village Rd, N.) forward to a Public Hearing scheduled for July 2, 2026, at 7:00 p.m. Jonathan Tremblay seconded the motion. All were in favor-yes; motion carried, 4-0.

Abutter notifications will be sent by certified mail and the Public Hearing will be posted in Town designated public locations.

Patrick Dombroski left the meeting.

- **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.
- **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. Matthew Salinardi seconded the motion. All were in favor-yes; motion carried, 4-0.

Meeting adjourned at 7:31 p.m.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary