

**Town of Goshen
Planning Board
Minutes of July 2, 2026
FINAL**

Planning Board members present (quorum = 3): Jonathan Tremblay (Chair), Matthew Salinardi (Vice-Chair), Bob Bell, and Sebastian Zyzdorz (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.

PUBLIC HEARING

Chair Tremblay opened the Public Hearing portion of the meeting and asked Mr. Patrick Dombroski to present the subdivision proposals for the two properties that he is representing.

Subdivision Discussion (571 Ball Park Road)

Patrick Dombroski presented the surveyed map for the Peckham's proposed subdivision of their 47.8-acre property (Tax Map 402, Lot 8) located at 571 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. 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. The Board had no further questions or concerns.

Jonathan Tremblay motioned to accept the subdivision application for the proposed two-lot subdivision of 571 Ball Park Road (Tax Map 402, Lot 008) as complete and to approve the subdivision creating a new 11.15-acre lot and a remaining 36.65-acre lot. Matthew Salinardi seconded the motion. All were in favor; motion carried, 4-0.

All abutter notifications have been sent by certified mail and the Public Hearing was posted in Town designated public locations. A check for the \$284.40 invoice was received in full (check #140).

The Board reminded the applicant of the 30-day appeal period and noted that Mr. and Mrs. Peckham will be notified by the Board if there are any appeals. The Board will sign the mylar for the Subdivision after the appeal period has ended and it will be delivered to the Registry of Deeds by the Recording Secretary.

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

Subdivision Discussion (224 Mill Village Road)

Patrick Dombroski, representing Carol Scott of 224 Mill Village Rd, N. (Tax Map 204, Lot 027) presented a surveyed map for the 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 has obtained a driveway permit for a new entrance on Mill Village Road. The Board had no further questions or concerns.

Bob Bell motioned to accept the subdivision application for the proposed two-lot subdivision of 224 Mill Village Road (Tax Map 204, Lot 027) as complete and to approve the subdivision creating a new 16.25-acre lot and a remaining 5.68-acre lot. Jonathan Tremblay seconded the motion. All were in favor; motion carried, 4-0.

All abutter notifications have been sent by certified mail and the Public Hearing was posted in Town designated public locations. A check for the \$263.52 invoice was not received. The recording secretary will follow up with the property owner.

The Board reminded the applicant of the 30-day appeal period and noted that Ms. Scott will be notified by the Board if there are any appeals. The Board will sign the mylar for the Subdivision after the appeal period has ended and it will be delivered to the Registry of Deeds by the Recording Secretary.

Patrick Dombroski left the meeting.

The Public Hearing portion of the meeting ended and the Board continued with regular business.

Excavation Permit Name Transfer

The Board reviewed a request to transfer the excavation permit for Lear Hill Road (Tax Map 403, Lot 004-003 & Tax Map 204, Lot 015), formerly known as the Davis Pit, to the new property owners, Shaun Carroll, Jr. and Kathleen Carroll. Pursuant to RSA 155-E:8, excavation permits are not transferable without the Board's prior written consent. Following discussion and review of the property deed information, the Board approved the transfer of the permit to the Carrolls.

Jonathan Tremblay motioned to approve the transfer of the excavation permit for Lear Hill Road (Tax Map 403, Lot 004-003 & Tax Map 204, Lot 015), formerly known as the Davis Pit, to the new property owners, Shaun Carroll, Jr. and Kathleen Carroll, pursuant to RSA 155-E:8, with all existing permit conditions remaining in effect. Matthew Salinardi seconded the motion. All were in favor-yes; motion carried, 4-0.

Review of Minutes (6/4/26)

Bob Bell motioned to accept the minutes of June 4, 2026 'as is'; Matthew Salinardi 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 August – August 6, 2026.
- **Driveway Permit Review:** The Board reviewed a driveway permit for 51 Ball Park Road (Tax Map 201, Lot 004). The Board reviewed the Road Agent's recommendations and had no questions or concerns.

Jonathan Tremblay motioned to approve the driveway permit for 51 Ball Park Road (Tax Map 201, Lot 004) 'as is' based on the Road Agent's recommendations. Matthew Salinardi seconded the motion. All were in favor; motion carried, 4-0.

- **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*

Jonathan Tremblay made a motion to adjourn the meeting. Bob Bell seconded the motion. All were in favor-yes; motion carried, 4-0.

Meeting adjourned at 7:23 p.m.

Respectfully Submitted,
Sebastian Zyzdorf
Ex-Officio to the Board of Selectmen