

**Zoning Board
Goshen, NH
Minutes of August 12, 2026
Goshen Town Hall
FINAL**

Attendance (*quorum* = 3): Judy Martz (Chair), Bob Bell (Vice-Chair), Carol Scott, and Bruce Nadeau

Guest (s): David Childs; Building Code Enforcement Officer Dan Scott (via phone)

Meeting called to order at 7:03 p.m.

PUBLIC HEARING CONTINUATION

Special Exception Application – 492 Mill Village Road, South

David Childs, owner of the property located at 492 Mill Village Road South (Tax Map 202, Lot 023), came before the Board for a special exception to replace an existing deck with a larger one.

During discussion, Mr. Childs noted that the deck had already been fully constructed. After considering the circumstances and based on previous discussion, the Board agreed to proceed with the special exception application and consider a conditional motion of approval.

Bruce Nadeau motioned to accept and approve the special exception application submitted by David Childs for the property located at 492 Mill Village Road South (Tax Map 202, Lot 023), with the condition that the deck shall not be enclosed, converted, or used as habitable living space without additional approval from the Town. Bob Bell seconded the motion. All were in favor-yes; 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 \$137.64 invoice was received in full (check #145).

The Board reminded the applicant of the 30-day appeal period and noted that Mr. Childs will be notified by the Board if there are any appeals. The Board will sign the special exception application after the appeal period has ended.

Additionally, Mr. Childs raised some concerns about various other property owners and he was encouraged by the Board to make a formal complaint about his concerns.

The Public Hearing portion of the meeting ended.

David Childs left the meeting.

Variance Application – 115 Ball Park Road

The 30-day appeal period for the variance granted for 115 Ball Park Road (Tax Map 201, Lot 005) ended on August 8. No questions or concerns have been brought to the Board's attention. The Building Code Enforcement Officer has signed the building permit and will continue to monitor the project. This matter is considered closed by the ZBA, provided that all conditions of the motion discussed at the previous meeting remain in compliance.

Meeting Minute Review (7/8/26)

Bob Bell motioned to accept the meeting minutes from July 8, 2026 'as is'. Judy Martz seconded the motion. All were in favor-yes; minutes approved, 3-0.

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

- **Regulation Changes:** The Board continued its review of the proposed *Health Regulation Limiting the Use of Campers and Recreational Vehicles for Habitation*. Discussion included the number of days allowed, waste disposal, gray water, and how septic waste would be removed and disposed of. The primary concern was where the waste would be going and how it would be properly disposed of.

The Board discussed its concerns and recommendations with Building Code Enforcement Officer Dan Scott by phone during the meeting. The distinction between registered and unregistered campers and the definition of “recreational” were also discussed. Mr. Scott agreed to make the suggested changes and will forward the revised regulation to the Board so that they can review them via email and then Mr. Scott will pass on the Zoning Board’s recommendations to the Board of Selectmen for review.

Bob Bell also raised concerns regarding the Home Business section of the Zoning Ordinance, specifically compliance requirements and applicable standards for different types of home businesses. Discussion included clarifying that the Town would not be responsible for determining or ensuring the requirements specific to each home business. The Board agreed the section warrants further review and will continue discussions regarding potential changes to the Zoning and Building regulations.

Additionally, the Building Code Enforcement Officer provided an update regarding the proposed solar installation at 388 Mill Village Road. He stated that he has been in discussions with the companies involved and is working to resolve issues that have been brought to his attention.

- **Previous Variance:** The Board discussed email correspondence from Tamara and Edward Hermann of 144 Rand Pond Road regarding a variance approved in 2021. Although the variance and required permits were approved at that time, the variance expired after two years and is no longer valid. The Hermanns will need to complete the variance process again. The Recording Secretary will respond.
- **Upcoming Meetings:** The next regular meeting will be the second Wednesday of September – September 9, 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. Judy Martz seconded the motion. All were in favor-yes; motion carried, 4-0.

The meeting adjourned at 7:59 pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary