

**Zoning Board
Goshen, NH
Minutes of September 9, 2026
Goshen Town Hall
DRAFT**

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

Guest (s): Edward Herrmann, Tamara Herrmann, Jim Carrick

Meeting called to order at 7:01 p.m.

Special Exception Application – 492 Mill Village Road, South

The 30-day appeal period for the variance granted for 492 Mill Road Village Road, South (Tax Map 202, Lot 023) will end on September 12th. No questions or concerns have been brought to the Board's attention. The Building Code Enforcement Officer will move forward with the building permit process 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.

Variance Application – 144 Rand Pond Road

Edward and Tamara Herrmann presented an application for a variance at their property located at 144 Rand Pond Road (Tax Map 209, Lot 73). The Herrmanns presented the same application previously, which was approved on December 8, 2021. However, the work did not move forward due to personal reasons. Because a variance is only valid for two years, the Herrmanns were asked to resubmit the variance application and begin the process again.

The Herrmanns are proposing to tear down the existing home and replace it with a new home and garage, adding approximately 1,000 square feet of home/garage space. The new home will be closer to the road and further from the pond, while moving closer to the setbacks of the town right-of-way.

Mr. Herrmann stated that all state permitting has been redone and approved and that the septic system has been approved. A new tank and pump system will be installed, while the leach field has already been approved. The new dimensions of the home will be approximately 6 feet wider and 10 feet deeper. The Herrmanns stated that they intend for this to be their forever home.

Mr. Herrmann reiterated that nothing has changed from the original application and that they are simply going through the variance process again. He also stated that the septic system had recently been pumped and looked to be in good condition. The pump and tank are being moved further away from the water.

The Board again verified that there were no changes to the application and was reassured that the proposal remained the same as the previously approved application. The Board reviewed the application and applicable documents, including the design plans and the approved shoreland impact permit. The Board had no further questions or concerns.

Judy Martz motioned to accept the Variance Application for 144 Rand Pond Road (Tax Map 209, Lot 073) as complete and move forward to the Public Hearing scheduled for October 14, 2026 at 7:00 p.m. Bob Bell seconded the motion. All were in favor-yes; motion carried, 3-0.

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 October 14, 2026 at 7:00 p.m.

Mr. & Mrs. Herrmann left the meeting.

Impact Fee Schedule Discussion

Jim Carrick, a member of the Goshen School Board and resident of Goshen, stated that he is representing the School Board's desire to begin the process of proposing an impact fee schedule and creating an ordinance for the Town and School Board to address future development and growth.

Mr. Carrick stated that RSA 674:21-b is the guiding RSA and that they are just beginning this process. He would like to bring the discussion to all Goshen Boards and is starting with the Zoning Board.

Mr. Carrick provided the Zoning Board with an update regarding the potential for town-imposed impact fees in the future to help offset the costs of enhanced services driven by new development within Goshen. He expressed concern that, without proper planning, future development could create a financial burden for taxpayers due to increased demand for basic services, including the fire department, police, education, and other town services.

Past developments that were not approved were discussed, as well as the impacts of more recent subdivisions. Mr. Carrick also requested that the Zoning Board assist the School Board in reviewing and potentially revising some of the subdivision regulations to require that the School Board, as well as the Police, Fire, and Highway Departments, be notified of any potential subdivisions in Goshen.

The Zoning Board discussed the matter further and agreed that assisting the School Board with this endeavor, in order to better prepare the Town for future development and growth, would be something they would like to do. The Board agreed to review information that has already been received via email from the New Hampshire Municipal Association and the Upper Valley Lake Sunapee Regional Planning Commission, as well as conduct research of their own to learn more about impact fee schedules for towns and school boards.

The Board invited Mr. Carrick to join them at the October 14th meeting for further discussion. This will remain a standing item for future discussion

Mr. Jim Carrick left the meeting.

Meeting Minute Review (8/12/26)

Bob Bell motioned to accept the meeting minutes from August 12, 2026 'as is'. Carol Scott 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 discussed the status of the proposed *Health Regulation Limiting the Use of Campers and Recreational Vehicles for Habitation Ordinance*. It was decided that the Zoning Board members would like to attend the Board of Selectmen meeting on Monday, September 14th at 7:00 p.m. to emphasize the importance of the ordinance and answer any questions or concerns that the Selectmen may have. This will be posted as a public Zoning Board meeting.

The Board also discussed that several additional concerns have been raised by the Building Code Enforcement Officer regarding residents living in campers on other residents' land. This issue is being addressed by the Building Code Enforcement Officer/Health Officer. Bob Bell noted that it is the job of the Board of Selectmen to enforce the RSAs. It was also noted that, if the ordinance mentioned above is approved, both the Selectmen and the Building Code Enforcement Officer would have greater jurisdiction to enforce the ordinance.

- **Building Permit Fees:** Chair Martz mentioned that the Building Code Enforcement Officer has submitted a proposed building permit fee schedule to the Board of Selectmen. The fees have not yet been updated but have been submitted to the Board of Selectmen for review.

- **Variance Review - 248 Rand Pond Road**

The Board was made aware by the Building Code Enforcement Officer of concerns regarding the work being completed at 248 Rand Pond Road (Tax Map 209, Lot 56). In particular, the addition of a shower to the renovation. The Board reviewed the plans that were submitted in 2025 by Mr. Jeffrey Allred and Ms. Gretchen Aguiar, as well as the original variance approved in January 2026.

The original motion made in January 2026 was as follows:

“Carol Scott made a motion to approve the variance of 248 Rand Pond Road (Tax Map 209, Lot 56) with the following conditions: 1) The Zoning Board must be provided with a copy of the plan for the connection of the existing septic. 2) The septic design must be certified by a state inspector prior to back-fill. 3.) The project must be inspected by the Town of Goshen Building Inspector prior to occupancy. 4.) Due to the grandfathering in this environmentally sensitive area and because it is important to keep the same character and dimensions, therefore, the existing shed must remain a single-story building. Judy Martz seconded the motion. All were in favor-yes; motion carried, 4-0.”

During the review, the Board discussed the reference to a “simple bathroom” in the original variance. It was clarified that a “simple bathroom” should refer only to a half bath or powder room and that a shower was not approved as part of the variance. The Board agreed that no shower should be included in the renovations for this project. The Chair will reach out to the property owners to remind them of what was originally approved as part of the variance.

- **Upcoming Meetings:** The next regular meeting will be the second Wednesday of October – October 14, 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*

Robert Bell made a motion to adjourn. Carol Scott seconded the motion. All were in favor-yes; motion carried, 3-0.

The meeting adjourned at 8:29 pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary

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