Monday, November 9, 2026

Board of Selectmen Minutes - FINAL

Board Members Present: Derek Tremblay (Chair); Sebastian Zyzdorf (Vice-Chair); Alan Greenhalgh (Member)

Guests: Town Counsel Michael Malaguti; Christina Brown; Steven Russell; Attorney Jason Reimers; Zoning Board Chair Judy Martz; Building Code Enforcement Officer Dan Scott; Road Agent ShaeDel Simino; Recording Secretary Melissa Salinardi; Librarian Mary Hudson; and Lou Bradbard.

CALL TO ORDER
Chair Tremblay called the meeting to order at 6:31 p.m.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA
All consent agenda items were reviewed, signed, and approved.

APPROVAL OF MINUTES
- **Review of Regular Meeting Minutes (October 26th):**

Sebastian Zyzdorf motioned to approve the Regular Meeting Minutes of October 26, 2026 'as is'. Alan Greenhalgh seconded the motion. All were in favor-yes; motion carried, 3-0.

- **Review of Election Day Meeting Minutes (November 3rd):**

Sebastian Zyzdorf motioned to approve the Election Day Meeting Minutes of November 3, 2026 'as is'. Derek Tremblay seconded the motion. All were in favor-yes; motion carried, 3-0.

APPOINTMENTS
- **Public Appeal – 1849 Brook Road:** Attorney Jason Reimers of BCM Environmental & Land Law, PLLC, appeared on behalf of Christina Brown and Steven Russell, both owners of the property located at 1849 Brook Road, regarding the Cease and Desist Order issued for the property. Ms. Brown is a licensed massage therapist who operates a business at this location. Chair Tremblay opened the floor to Attorney Reimers to present his clients' appeal.

  Attorney Reimers challenged the validity and enforceability of the Cease and Desist Order, citing concerns with its issuance, service, and the statutes and regulations referenced. He reviewed several of the alleged violations and argued that the Order lacked sufficient detail and legal basis. He also referenced RSA 328-B:14 regarding massage establishment licensing requirements, arguing that certain provisions would not take effect until July 1, 2027. Ms. Brown pointed out errors in the property address listed on the Order, which Attorney Reimers further cited in questioning its validity. He also argued that Ms. Brown's business was established in 2023, prior to the adoption of the Town's camper ordinance, and should therefore be considered a preexisting use.

Discussion included the dismissal of a complaint by the State licensing authority and questions regarding zoning regulations and the Town's camper ordinance. Attorney Reimers also raised concerns about how the ZBA and Building Code Enforcement Officer handled the matter and questioned whether certain regulations were being properly applied. He also discussed the financial impact the Cease and Desist Order has had on Ms. Brown's business, including legal fees and lost clients.

Attorney Reimers stated that his clients have made every effort to comply with the Town's requests, including temporarily stopping Ms. Brown's business operations. He asked the Board to reconsider the validity of the Cease and Desist Order and explained that his clients would like to work with the Town to find a resolution that works for both parties and allows Ms. Brown to resume her business.

Chair Tremblay thanked those present for their presentation and stated that the information provided was helpful and informative. He acknowledged the time and effort put into the presentation and explained that the Board would thoughtfully review the information presented before providing a response at its November 23rd meeting. The Board had no further questions.

Sebastian Zyzdorf motioned to close the hearing on this matter and to continue the Board's deliberations to November 23, 2026 at 6:30 p.m. Alan Greenhalgh seconded the motion. All were in favor-yes; motion carried, 3-0.

The hearing closed at 6:56 p.m. Christina Brown, Steven Russell, and Attorney Reimers left the meeting.

- **Town Website:** Lou Bradbard attended the meeting to discuss his involvement with the Town's website and its management. He explained that he is a professional web designer and has been volunteering his services to the Town for several years, originally becoming involved through Karen Winterholer and Steve Smith. He also discussed some ideas for future improvements to the website, including additional information about the Town and local businesses. Lou noted that he had previously created a Town brochure featuring a map and information about local businesses.

  The Board discussed the need for the Town to have administrative access to the website and Town email accounts, including the possibility of having multiple administrators and backup access if needed. Chair Tremblay also mentioned that the Town had previously completed a cybersecurity audit while looking into switching to a .gov domain but did not move forward due to the cost.

  It was agreed that Lou would work with Melissa Salinardi to provide her with full administrative access to the website and assist with establishing access for additional individuals as needed. No other individuals were designated at this time. Librarian Mary Hudson offered to assist Melissa if needed, noting her previous experience with website administration. Lou expressed his willingness to continue assisting with the website but felt that the responsibility should not fall entirely on him.

  The Board also discussed the Town's seal/logo and agreed that the current design could remain on the website while the previously discussed public competition moves forward. No final decision was made regarding an official Town seal or logo.

  The Board thanked Lou for his continued volunteer work and the improvements he has made to the Town's website.

  Lou Bradbard left the meeting.

PUBLIC COMMENTS
Librarian Mary Hudson provided an update regarding the preservation of Eleazar Farr's diaries and presented the original diary from 1844, which includes information about the establishment and construction of the Goshen Baptist Church. She explained that the diary has been digitized and made available through the Historical Society's website, with additional copies to be maintained for preservation. The original diary will be housed at the Goshen Library. Mary noted that, to her knowledge, no other historical record of this kind exists for the Town.

The Board thanked and congratulated Mary for her efforts and the work involved in preserving this important piece of Goshen's history.

Mary Hudson left the meeting.

ROAD AGENT REPORT
General Update: Shae presented equipment quotes for consideration as part of the 2027 budget and proposed warrant articles. Discussion included equipment options ranging from approximately $270,000 without the mulcher attachment to $308,000 with the attachment, along with possible 0% financing. The Board discussed the option of financing the purchase through annual lease payments, similar to the previous backhoe purchase.

The Board asked Shae to select the equipment option he felt would best meet the Highway Department's needs and look into financing options that would have the least financial impact on the Town. Shae will prepare his budget and proposed warrant article accordingly, with consideration given to the annual lease payment rather than the full purchase price.

Shae also reported that the grader was currently down and he was working on repairs. He also noted that he had a meeting scheduled with Michie the following day to review the Ball Park Road bridge repair plans. He will present the plans at a future meeting.

EMERGENCY MANAGEMENT REPORT
Dan Scott reported that the Town's Hazard Mitigation Plan, which has been worked on with the Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC), is expected to be submitted next week, wrapping up the project.

BUILDING CODE ENFORCEMENT/HEALTH OFFICER REPORT
Dan Scott provided an update regarding ongoing building and code enforcement matters. He reported that another inspection was conducted at the solar farm and that he plans to continue inspections approximately every 10 days as the project continues to move quickly. Completion is anticipated by the end of the year or before the weather turns. He also reported that several additional permits are being issued and that he continues to move forward with processing permits.

ADMINISTRATIVE ASSISTANT UPDATES
Melissa Salinardi noted that the budgets will be emailed to the Board prior to the next meeting for review and discussion at that meeting.

NEW BUSINESS
None

OLD BUSINESS

- **Ball Park Bridge Update:** State approval to move forward with the next phase of the Ball Park Road Bridge project has been received. Flagging in the area was completed on October 16th, and borings are scheduled for November 12th & 13th. No action is required from the Board at this time.

- **Litigation Update/Non-Public Session:** Mike Malaguti requested to enter into a non-public session under RSA 91-A:3, (l).

Derek Tremblay motioned to go into Non-Public Session under RSA 91-A:3, II (l), "Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present." Sebastian Zyzdorf seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; Alan Greenhalgh-yes; motion carried, 3-0.

The Board entered non-public session at 7:25 p.m.

The Board invited Mike Malaguti, Dan Scott, Shae Simino, and Melissa Salinardi into the non-public session.

The Board discussed one ongoing legal matter and received guidance from Town Counsel. Follow-up with the parties involved was discussed. No formal action was taken.

Sebastian Zyzdorf motioned to come out of the Non-Public Session at 7:35 p.m. Alan Greenhalgh seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; Alan Greenhalgh-yes; motion carried, 3-0.

Back into regular session at 7:35 p.m.

Sebastian Zyzdorf motioned to seal the minutes indefinitely as it would adversely affect the reputation of any person other than a member of this board and it would render a proposed action ineffective. Alan Greenhalgh seconded the motion. Roll call vote: Derek Tremblay-yes; Sebastian Zyzdorf-yes; Alan Greenhalgh-yes; motion carried, 3-0.

STANDING ITEMS & OTHER

- **Budget Review**
- **Abandoned Property**
- **Planning Board Update:** The next Planning Board meeting is scheduled for December 3, 2026. The Planning Board approved a subdivision on Washington Road at its last meeting, which is currently within the 30-day appeal period.

Derek Tremblay motioned to adjourn at 7:36 p.m. Sebastian Zyzdorf seconded the motion. All were in favor-yes; motion carried, 3-0.

The meeting adjourned at 7:36 p.m.

Respectfully submitted by Melissa Salinardi