Zoning Board
Goshen, NH
Minutes of October 14, 2026
Goshen Town Hall
FINAL

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

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

Meeting called to order at 7:02 p.m.

PUBLIC HEARING
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 NHDES 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.

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 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.

A check in the amount of $140.88 was received (check #3499). All abutter notifications were mailed and notices for the Public Hearing were placed in Town designated locations.

Bruce Nadeau motioned to accept the application as complete and approve the Variance Application for 144 Rand Pond Road (Tax Map 209, Lot 073). This will reduce the set back to the town right-of-way to (northerly side along Rands Pond Road) to 28 feet, 8 inches, along the westerly side to 5 feet, and along the easterly side to 7 feet, 8-inches. There is no adjustment proposed to the setback for Rand Pond side. Bob Bell seconded the motion. All were in favor-yes; motion carried, 5-0.

Chair Martz reminded the applicant of the 30-day appeal period and noted that Mr. & Mrs. Herrmann will be notified by the Board if there are any appeals. The Board will sign the Variance application after the appeal period has ended. It was also noted that after the 30-day appeal period has ended, a demo permit and then eventually a building permit would need to be submitted to the Code Enforcement Officer.

Mr. & Mrs. Herrmann left the meeting.

Impact Fee Schedule Discussion
The Board continued discussion regarding the possibility of developing an impact fee schedule. School Board member Jim Carrick emphasized the need for an impact fee schedule to help offset costs associated with future development in Goshen. He expressed concern that without proper planning, future development could create a financial burden for taxpayers due to increased demand for services, including fire, police, education, and other Town services. Mr. Carrick also noted that, due to current legislation, an impact fee schedule may not be applicable to the Goshen School District, as SAU #102 does not operate its own school.

The Board reviewed a working draft prepared by Bob Bell regarding the proposed impact fee schedule. Board members will review the document, make edits, and continue discussion at future meetings.

The Board invited Mr. Carrick to attend the November 11th meeting for further discussion. This matter will remain a standing agenda item.

Jim Carrick left the meeting.

Meeting Minute Review (9/9/26)
Judy Martz motioned to accept the meeting minutes from September 9, 2026 'as is'. Bob Bell seconded the motion. All were in favor-yes; minutes approved, 3-0. Chip Bohon and Bruce Nadeau abstained.

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
- **Upcoming SAU #102 Informational Session:** Jim Carrick made the Zoning Board aware that the Goshen School Board, SAU #102, is holding an informational session on Monday, October 19th at 5pm at the Town Hall to discuss HB 1300, the tax cap question that will be appearing on the November ballot. He invited all members to attend the informational session.

- **Potential Special Exception Application:** The Board discussed a pending special exception application received by mail from ReVision Energy regarding a proposed solar installation at 319 Lempster Coach Road, property owned by JMT Revocable Trust (Tax Map 401, Lot 010). The Board reviewed the application but had several questions, including the size of the installation, the number of panels to be installed, and whether the installation would be visible to neighboring properties.

  The Board agreed that although the special exception application had been received, additional information was needed before a decision could be made. It was also noted that the check submitted with the application was for an incorrect amount and could not be accepted.

Chair Martz will contact ReVision Energy and request that a representative or the property owner attend the next meeting for further discussion.

- **Ongoing Property Discussions (Home-Based Business):** Chair Martz provided the Board with an update regarding an ongoing concern involving a home-based business being operated out of a trailer, which is in violation of the newly adopted Camper Ordinance. Chair Martz stated that the property owner had been issued a cease-and-desist order by the Health Officer/Building Code Enforcement Officer and has complied but has requested an appeal to the Board of Selectmen. She added that she was asked to attend the October 26th Board of Selectmen meeting to discuss the matter further. The Board had no objections to Chair Martz attending the meeting.

- **Proposed 2027 Budget Review:** The Board discussed the 2027 budget. They agreed that an increase to the *office supplies/postage* line should be made.

  Bruce Nadeau motioned to increase the budget line, Office Supplies/Postage by $100, and accept the total proposed 2027 budget in the amount of $1,650.00. Carol Scott seconded the motion. All were in favor-yes; motion carried, 5-0.

- **Property Concern:** The Board discussed a potential building and septic system concern involving a property on Ball Park Road that was brought to their attention by the Building Code Enforcement Officer. Bruce Nadeau questioned whether the existing septic system had been properly approved and whether the necessary documentation was on file. He noted that proposed renovations, including the addition of dormers and increased living space, may require revised septic plans. Bruce also stated that if the septic system was not installed by an approved septic designer, an engineer may need to review and sign off on the system before the proposed renovations could move forward. The matter may require additional review by the State, Zoning Board of Adjustment, and Board of Selectmen.

- **Variance Review - 248 Rand Pond Road**: Chair Martz updated the Board regarding the ongoing concern at 248 Rand Pond Road (Tax Map 209, Lot 56). She confirmed that email correspondence had been received and that she had responded to the property owners, clarifying that the previously approved variance did not include the installation of a shower. No permission was given to move forward with the installation, as it would constitute an additional change of use requiring further approval from the Zoning Board of Adjustment.

- **Upcoming Meetings**: The next regular meeting will be the second Wednesday of November – November 11, 2026.

Standing Items:

- Impact Fee Discussion – ongoing
- Member Discussion – seeking alternates and full-time members - ongoing
- *Budgets will be due 12/1/2026*
- *Annual report is due 1/1/2027*

Judy Martz made a motion to adjourn. Bruce Nadeau seconded the motion. All were in favor-yes; motion carried, 5-0.

The meeting adjourned at 8:34 pm.

Respectfully Submitted,

Melissa Salinardi
Recording Secretary