Zoning Board
Goshen, NH
Minutes of November 11, 2026
Goshen Town Hall
DRAFT

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

Guest (s): John Turcotte, Beth Glasmann, Jim Carrick, John Keally

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

Variance Application – 144 Rand Pond Road
The 30-day appeal period for the variance granted for 144 Rand Pond Road (Tax Map 209, Lot 73) will end on November 14th. 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.

Special Exception Application – 319 Lempster Coach Road
John Keally, a representative from ReVision Energy, along with John Turcotte and Beth Glasmann (property owners), came before the Board to present and discuss the special exception application for a ground-mounted residential solar array at 319 Lempster Coach Road (Tax Map 401, Lot 010).

Mr. Keally provided an overview of the proposed installation and addressed the questions raised by the Board. The proposed 25-kilowatt residential solar array will consist of 40 panels arranged in two stacked rows on a fixed, ground-mounted structure approximately 75 feet long and 14 feet wide. The front of the array will sit approximately 3 feet off the ground, with the rear reaching approximately 11 feet in height.

Discussion included the location and visibility of the array. The proposed installation will be located approximately half a mile off Lempster Coach Road in a remote area at a higher elevation, surrounded by woods and with no neighboring homes in close proximity. The array will be south-facing and positioned into the slope, with no anticipated visual impact on neighboring properties. Mr. Turcotte also addressed questions regarding reflection from the panels, noting that reflection is not a concern.

The system will be connected to the New Hampshire Electric Cooperative, with excess energy going back to the grid. Discussion also included the anticipated lifespan of the array, which Mr. Keally stated is approximately 25–30 years, although the panels could continue producing energy for up to 50 years. ReVision Energy will be responsible for maintenance of the array.

The Board had no further questions or concerns and agreed that sufficient information had been provided to move forward with a public hearing.

Chip Bohon motioned to move forward with scheduling a public hearing and notifying abutters regarding the special exception application submitted by ReVision Energy for the installation of a ground-mounted residential solar array at 319 Lempster Coach Road (Tax Map 401, Lot 010), property owned by JMT Revocable Trust (John Turcotte and Beth Glasmann). Bob Bell seconded the motion. All were in favor-yes; motion carried, 4-0.

The Public Hearing will be held on December 9, 2026 at 7:00 p.m. at the Town Hall. Abutters will be notified by certified mail, and the public hearing will be posted in the Town's designated public locations.

John Turcotte, Beth Glasmann and John Keally left the meeting.

Impact Fee Schedule Discussion
The Board continued discussion regarding the proposed Town impact fee regulations and the possibility of developing a separate impact fee schedule. The Board reviewed the working draft prepared by Bob Bell and discussed potential edits.

School Board member Jim Carrick provided suggested changes to the Town's existing regulations and emphasized the importance of including the School Board in the review process for proposed subdivisions and other developments that may impact the School District and Town services.

Discussion also included the types of development that may be subject to impact fees, how those fees would be determined, and the possibility of seeking assistance from an impact fee consultant.

The Board determined that additional information is needed and will continue reviewing and making edits to the working draft. This matter will remain a standing agenda item.

Jim Carrick left the meeting

Meeting Minute Review (10/14/26)
Bob Bell motioned to accept the meeting minutes from October 14, 2026 'as is'. Judy Martz seconded the motion. All were in favor-yes; minutes approved, 4-0.

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
- **Ongoing Property Discussion - 1849 Brook Road:** The Board received an appeal via email and by mail regarding the Cease and Desist Order issued for the property located at 1849 Brook Road. The Board discussed scheduling a hearing and agreed to tentatively schedule the hearing for Wednesday, November 18, 2026 at 6:00 p.m., pending confirmation of the property owners' availability. The Recording Secretary will confirm the hearing date with the property owners and post the hearing notice accordingly.

- **Upcoming Regular Meeting**: The next regular meeting will be the second Wednesday of December – December 9, 2026.

Standing Items:

- Impact Fee Discussion – ongoing
- Member Discussion – seeking alternates and full-time members - ongoing
- *2026 budget has been submitted. 2027 budgets will be due 12/1/2027*
- *Annual report is due 1/1/2027*

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

The meeting adjourned at 8:16 pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary

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