



Board of Selectmen Notice Town of Goshen, NH

Proposed Ordinance & Fee Schedule

The Board of Selectmen is currently reviewing a proposed Camper Ordinance and proposed Building Permit Fee Schedule. Both documents are available below for public review.

The Board tentatively plans to consider approval of both on Election Day, September 8, 2026, while a quorum of the Board is present.



TOWN OF GOSHEN, NEW HAMPSHIRE

Incorporated 1791

Building Permit Fees

Residential & General Permits

Habitable Buildings	\$75.00+ 10¢/sq. ft.
Modular & Manufactured Homes	\$75.00+ 10¢/sq. ft.
Additions	\$50.00+ 10¢/sq. ft.
Porches	\$50.00+ 10¢/sq. ft.
Outbuildings (Including Garages, Sheds, Barns, Work Shops, etc.)	\$35.00+ 10¢/sq. ft.
Certificate of Occupancy	\$75.00
Demo Permit	\$75.00
Decks	\$75.00
Outside Wood Boilers	\$50.00
Solar Panel Permit (Residential Alternative Energy)	\$50.00
Generator Permit	\$50.00
Driveway Permit	\$50.00

Commercial & Industrial Permits

Commercial Buildings	\$175.00+ 15¢/sq. ft.
Commercial Building Addition	\$125.00+ 15¢/sq. ft.

For any commercial or industrial development or expansion with a valuation of \$100,000 or above, the building permit fee shall be calculated at one percent (1%) of the total project cost. This valuation-based fee does not apply when the project meets the criteria of the Town's standard commercial permitting fee schedule, in which case the standard schedule governs

Alternative Energy (Commercial Solar, Hydro and Wind) & Industrial/Commercial Projects

Classification: Commercial solar, hydroelectric and commercial wind installations are classified as Alternative Energy Facilities. Applies to: utility-scale / commercial solar arrays, commercial wind installations, and any project classified as an industrial or commercial development. Project to be deemed by commercial by Zoning Board

Permit Fee 1% of Total Project Cost

Total Project Cost means the applicant's certified estimate of total construction cost (materials, labor, and equipment), subject to verification by the Building Inspector. A signed cost affidavit or contractor's estimate must accompany the application.

TOWN OF GOSHEN, NEW HAMPSHIRE

HEALTH REGULATION

Regulation Limiting the Use of Campers and Recreational Vehicles for Habitation

Adopted by the Goshen Board of Selectmen pursuant to RSA 147:1 and RSA 128:5-a

1. Purpose and Authority

This regulation is adopted for the protection of public health pursuant to RSA 147:1, RSA 147:10, and RSA 128:5-a, which authorize municipalities to regulate conditions that may cause illness, create unsanitary living environments, or endanger the health and safety of residents.

The purpose of this regulation is to address unsanitary, unsafe, or improper use of campers and recreational vehicles (RVs) as dwellings or places of business within the Town of Goshen. Campers and RVs are designed for temporary recreational use and are not intended to serve as permanent or long-term housing. This regulation focuses on sanitation, utility connections, occupancy duration, and related public-health protections. Nothing in this regulation is intended to supersede or conflict with the Town of Goshen Zoning Ordinance or Building Ordinance.

2. Definitions

"Camper" or "Recreational Vehicle (RV)" means any vehicle or structure designed for temporary living or recreational use, including travel trailers, fifth-wheels, motorhomes, pop-ups, and converted cargo trailers.

"Habitation" means sleeping, cooking, bathing, or residing in a structure for more than seven (7) days in any 30-day period, whether continuous or intermittent. The seven-day threshold reflects the typical self-contained capacity of camper and RV holding tanks: the fresh-water, gray-water, and black-water tanks built into most campers and RVs are sized for short-term use of a matter of days before requiring pump-out or refilling. Beyond seven days of normal occupancy, tank capacity is generally exceeded, creating a foreseeable risk of illegal wastewater discharge or unsanitary conditions unless the unit is physically connected to an approved septic system and a potable water supply.

"Approved septic system" means a wastewater disposal system permitted by the NH Department of Environmental Services (NHDES) Subsurface Bureau.

"Potable water" means water meeting state drinking water standards.

"Physical connection" means a hard-piped or securely attached temporary connection to an approved septic system and to a potable water supply, with appropriate backflow prevention where required, that is capable of continuously serving the unit during occupancy. A temporary hose connection may be acceptable for potable water if it includes a backflow preventer and is maintained in a sanitary manner; wastewater connections must prevent any discharge onto the ground or into unapproved systems.

"Tiny home" means any small dwelling unit, whether on a permanent foundation or a movable/towable platform, that is intended or used as a residence, and that must be constructed

to conventional residential framing, electrical, and plumbing standards and comply with all applicable building codes. A tiny home on a movable or towable platform is subject to both Section 3 (as a Camper/RV) and Section 6 (Construction Standards) of this regulation, and must independently satisfy the requirements of each. Compliance with Section 6 construction standards does not exempt such a structure from the sanitation, utility-connection, and occupancy-duration requirements of Section 3.

"Campsite" means a parcel of land within a lot or parcel that is rented, leased, or otherwise made available for consideration for the placement of a tent, camper, RV, or recreational camping cabin for the overnight use of its occupants, consistent with RSA 216-I:1, II.

"Recreational Camping Area" or "Campground" means any lot, parcel, or tract of land on which two (2) or more campsites are occupied or are intended for occupancy for temporary recreational dwelling purposes, consistent with RSA 216-I:1, VII. Under RSA 216-I, recreational camping areas and campgrounds operating within New Hampshire must be licensed by the New Hampshire Department of Health and Human Services (NH DHHS). For purposes of this health regulation, the presence of two (2) or more campers or RVs parked, stationed, or occupied on a single lot or parcel at the same time for camping, dwelling, or recreational purposes may be treated as operation of a campground when the use exceeds the recreational occupancy limit of seven (7) days in any 30-day period or when the property is held out or used in a manner consistent with a commercial or multi-unit camping operation. Purely temporary, non-commercial recreational use by family or guests that does not exceed seven (7) days in any 30-day period is governed by the occupancy limits of Section 3 rather than by the campground-licensing requirement, provided no fee or other consideration is charged and the property is not held out as available for camping. Nothing in this definition limits the Health Officer's authority to address unsanitary or unsafe conditions arising from any number of campers or RVs.

3. Prohibited Uses

A. Use as a Dwelling Without Proper Sanitation

No camper or RV may be used for habitation unless the following conditions are met:

1. A functioning, approved septic system is physically connected to the camper or RV.
2. Potable running water is physically connected to the camper or RV.
3. Any occupancy exceeding seven (7) days in any 30-day period requires (a) full physical connection to both potable water and an approved septic system, and (b) a written Extended Occupancy Waiver issued by the Health Officer under Section 3(A-1). Both requirements must be satisfied; the physical connection alone does not authorize occupancy beyond seven (7) days.
4. Wastewater is not discharged onto the ground, into drywells, buckets, or unapproved systems.
5. Porta-potties or portable toilets do not constitute sanitary facilities and may not be used in lieu of required water and sewer connections.
6. Trash and solid waste are stored and disposed of in a sanitary manner.

A-1. Extended Occupancy Waiver

No person may occupy a camper or RV for more than seven (7) days in any 30-day period without first obtaining a written Extended Occupancy Waiver from the Health Officer. The waiver requirement is separate from, and in addition to, the physical water and septic connection required under Section 3(A); satisfying one does not satisfy the other.

Application. The property owner or occupant shall apply to the Health Officer in writing, identifying the camper/RV location, the physical connections in place, and the requested duration of extended occupancy.

Criteria. The Health Officer shall issue the waiver only upon confirming that the physical connection requirements of Section 3(A) are met and that the camper/RV otherwise complies with this regulation and with applicable provisions of the Town of Goshen Zoning Ordinance and Building Ordinance.

Duration and renewal. A waiver shall specify its effective period, not to exceed one hundred twenty (120) days, and may be renewed upon reapplication and reinspection.

Conditions and revocation. The Health Officer may condition a waiver on periodic inspection and may suspend or revoke it at any time upon discovering a violation of this regulation or a change in conditions, such as failure of the septic connection. Occupancy beyond seven (7) days without a current, valid waiver is a violation of this regulation, independent of any violation arising from lack of physical connection.

Denial or revocation appeal. A denial, suspension, or revocation of a waiver may be appealed to the Board of Selectmen under the Appeal Process in Section 4.

B. Use as a Place of Business

Campers and RVs may not be used for any business activity involving:

- Public contact
- Personal services (e.g., massage, hair, nails, bodywork)
- Any activity requiring sanitary facilities

Exception — Licensed Mobile Food Units ("Food Trucks"). A camper, trailer, or vehicle that is built and equipped explicitly for food preparation or food service (a "mobile food unit" or "food truck") is exempt from the food-preparation prohibition above, provided it currently holds a valid food service license/mobile food unit permit issued by the New Hampshire Department of Health and Human Services (NH DHHS), Division of Public Health Services, Food Protection Section, under RSA 143-A and the implementing administrative rule He-P 2300 (NH Rules for the Sanitary Production and Distribution of Food). To qualify for this exception, the unit must be built and used solely for food preparation and/or food service, and must contain no living space, sleeping or bedding area, or other accommodations for habitation; a unit that includes sleeping or living quarters does not qualify for this exception and remains subject to the general prohibition on food preparation above, regardless of any state food-service license it holds. The operator must be able to produce evidence of a current, valid state license upon request of the Health Officer, and the unit must remain in compliance with the terms of that license at all times it is operated or stationed within the Town of Goshen. This exception applies only to the food-service business activity of the unit and does not exempt the unit from any other applicable provision of

this regulation, including the occupancy-duration limits of Section 3(A) if the unit is also used for sleeping or habitation, or the campground-licensing requirements of Section 3(C) if the unit is one of two or more campers/RVs parked or stationed on the same lot.

C. Unlicensed Campground Operation

No person or property owner may operate or allow the operation of a recreational camping area or campground within the Town of Goshen, as defined in Section 2, unless the property is currently licensed as a recreational camping area by the New Hampshire Department of Health and Human Services under RSA 216-I and any implementing administrative rules. Operation of an unlicensed campground is a violation of this regulation and is subject to enforcement under Section 4, independent of and in addition to any violations arising under Section 3(A) through (D) for any individual camper or RV on the property. Purely temporary, non-commercial recreational use that does not exceed seven (7) days in any 30-day period is not treated as campground operation solely by reason of the presence of two or more campers, provided the conditions in the Section 2 definition are met.

D. Unsafe Heating or Electrical Systems

The following are prohibited:

- Wood stoves inside campers or RVs
- Unvented heaters
- Extension-cord wiring or other electrical installations that do not comply with applicable electrical codes or that create a fire or shock hazard
- Any heating or electrical setup creating a fire or carbon monoxide hazard

E. Long-Term Occupancy

No camper or RV may be occupied for more than seven (7) days in any 30-day period unless all of the following are satisfied:

7. It is located on a lot with an approved septic system and has a physical connection to that system;
8. It has a physical connection to a potable water supply;
9. It meets minimum health and sanitation standards under this regulation;
10. It complies with applicable provisions of the Town of Goshen Zoning Ordinance and Building Ordinance;
11. The occupant or property owner holds a current, valid Extended Occupancy Waiver from the Health Officer, as described in Section 3(A-1).

4. Health Officer Authority

Under RSA 147 and RSA 128, the Health Officer may:

- Conduct inspections of sanitary conditions, utility connections, and exterior conditions. Pursuant to RSA 128:5-a, the authority to enter private property for investigation of

sanitary conditions does not include the right to enter into any living quarters without the consent of the occupant or other lawful authority.

- Issue written Health Orders
- Require correction of unsanitary or unsafe conditions
- Issue Cease and Desist Orders for violations
- Declare a camper or RV unfit for human habitation
- Require removal of the camper or cessation of occupancy

Failure to comply may result in enforcement action through the Board of Selectmen, including fines authorized under RSA 147:17-a.

Appeal Process. Any person aggrieved by a Health Order, Cease and Desist Order, denial or revocation of an Extended Occupancy Waiver, or other enforcement action issued under this regulation may appeal in writing to the Goshen Board of Selectmen within fourteen (14) days of the date the order is issued. Appeals are decided by the Board of Selectmen, not by the Health Officer who issued the underlying order, so that the aggrieved party receives independent review. The written appeal shall state the grounds for the appeal. Upon timely filing, the Board of Selectmen shall hold a hearing within thirty (30) days, at which the appellant may present evidence and testimony. The order being appealed shall remain in effect during the pendency of the appeal, unless the Board of Selectmen grants a stay for good cause shown, except that no stay shall be granted where the Health Officer determines an imminent health or safety hazard exists. The Board of Selectmen's decision on appeal may be further appealed as provided by law.

5. Exemptions

This regulation does not apply to:

- State-licensed campgrounds operating in compliance with RSA 216-I
- Temporary use during construction with an active building permit, not to exceed one hundred eighty (180) days, and only when physically connected to potable water and an approved septic system
- Recreational use not exceeding seven (7) days in any 30-day period
- Emergency sheltering approved by the Health Officer
- Mobile food units/food trucks currently licensed by NH DHHS under RSA 143-A and He-P 2300, built solely for food preparation and/or service with no living space or bedding area, as described in Section 3(B), with respect to their food-service business activity only

6. Tiny Homes – Construction Standards

Tiny homes must be constructed to conventional residential building standards, including:

- Conventional framing to IRC/IBC standards
- Code-compliant electrical systems to IRC/IBC standards
- Code-compliant plumbing systems to IRC/IBC standards

Tiny homes that do not meet these standards may not be used as dwellings within the Town of Goshen.

Where a structure meets the definition of both "Camper/RV" and "Tiny home," compliance with this Section 6's construction standards does not exempt the structure from the sanitation, utility-connection, and occupancy-duration requirements of Section 3. Such structures must also comply with applicable provisions of the Town of Goshen Zoning Ordinance and Building Ordinance.

7. Severability

If any portion of this regulation is found invalid, the remaining sections shall remain in full force and effect.

8. Effective Date

This regulation shall take effect upon adoption by the Goshen Board of Selectmen following public notice and posting as required by RSA 147.

Adopted this _____ day of _____, 20____.

GOSHEN BOARD OF SELECTMEN

