

**Zoning Board
Goshen, NH
Minutes of July 8, 2026
Goshen Town Hall
FINAL**

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

Guest (s): Brenda Wright, Shawn O'Connor, and John Bottomly

Meeting called to order at 7:00 p.m.

PUBLIC HEARING

Variance Application – 115 Ball Park Road

Shawn O'Connor and Brenda Wright, owners of the property located at 115 Ball Park Road (Tax Map 201, Lot 005), appeared before the Board to discuss replacing an existing single-wide manufactured home with a double-wide manufactured home. They explained that the new septic system design has been sent to the Building Inspector and that the septic replacement would increase the residence from two bedrooms to three bedrooms. The septic design will be emailed to the Board for all members to review.

Mr. John Bottomly, an abutter, expressed that he is in favor of the variance and had no issues or concerns.

Chair Martz opened the floor for questions or concerns. The Board discussed the existing conditions and agreed that they should be included in the final approval. The Board noted that the claimed hardship was based on the hazardous condition of the existing structure, which was described as unstable.

The Board emphasized that all septic system plans and the proposed concrete pad must comply with applicable regulations and receive the necessary approvals by the Goshen Building Code Enforcement Officer. The Board indicated that, provided these requirements are met, it saw no reason not to approve the variance.

Bruce Nadeau motioned to accept and approve the variance application submitted by Shawn O'Connor and Brenda Wright for the property located at 115 Ball Park Road (Tax Map 201, Lot 005). The motion included the conditions that the final septic system design be reviewed and approved by the Goshen Building Code Enforcement Officer and that the proposed concrete slab also be reviewed and approved by the Building Code Enforcement Officer. Carol Scott seconded the motion. All were in favor-yes; motion carried, 5-0.

All abutter notifications have been sent by certified mail and the Public Hearing was posted in Town designated public locations. A check for the \$127.20 invoice was received in full (check #930).

The Board reminded the applicant of the 30-day appeal period and noted that Mr. O'Connor and Ms. Wright will be notified by the Board if there are any appeals. The Board will sign the variance application after the appeal period has ended.

Mr. Shawn O'Connor, Ms. Brenda Wright, and John Bottomly left the meeting.

Special Exception Application – 492 Mill Village Road, South

David Childs, owner of the property located at 492 Mill Village Road South (Tax Map 202, Lot 023), was not present to discuss his proposal of replacing an existing deck with a larger one. Due to the fact that Mr. Childs was not present to answer questions, the Board agreed to table the approval of the special exception.

Bruce Nadeau motioned to table the approval and discussion of the special exception application submitted by David Childs for the property located at 492 Mill Village Road South (Tax Map 202, Lot 023) until the next meeting. Carol Scott seconded the motion. All were in favor-yes; motion carried, 5-0.

The secretary noted that all abutter notifications have been sent by certified mail and the Public Hearing was posted in Town designated public locations. Chair Martz will reach out to Mr. Childs.

Special Exception (154 Rand Pond Road)

The 30-day appeal period for the special exception of 154 Rand Pond Road (Tax Map 209, Lot 071) will end on July 10, 2026. No questions or concerns have been brought to the Board's attention. This item is now considered closed.

Meeting Minute Review (6/10/26)

Bob Bell motioned to accept the meeting minutes from June 10, 2026 'as is'. Carol Scott 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

- **Regulation Changes:** The Board reviewed the newly proposed *Health Regulation Limiting the Use of Campers and Recreational Vehicles for Habitation*. Chair Martz explained that an updated version was presented by the Building Code Enforcement Officer to the Board of Selectmen on June 22nd (see attached document). Chair Martz asked the Board members to review the regulation and suggest changes that can be brought to the Selectmen during one of the next meetings. The Board members agreed to review the document and suggest changes. Tentatively, multiple Zoning Board members will discuss this matter further with the Selectmen at an upcoming meeting. The meeting will be posted when the Zoning Board members have had a chance to review and make changes to the proposed regulation.
- **Upcoming Meetings:** The next regular meeting will be the second Wednesday of August – August 12, 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*

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

The meeting adjourned at 7:55 pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary

Proposed Town of Goshen Health Regulation

Regulation Limiting the Use of Campers and Recreational Vehicles for Habitation
(Proposed by the Health Officer under 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.

2. Definitions

For the purposes of this regulation:

"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 14 days in any 30-day period, whether continuous or intermittent.

"Approved septic system" means a wastewater disposal system permitted by NHDES Subsurface Bureau.

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

3. Prohibited Uses

The following uses of campers and RVs are prohibited unless otherwise stated:

A. Use as a dwelling without proper sanitation

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

A functioning, approved septic system is available and connected.

Potable running water is available on site.

Wastewater is not discharged onto the ground, into drywells, buckets, or unapproved systems.

Trash and solid waste are stored and disposed of in a sanitary manner.

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)

Food preparation

Any activity requiring sanitary facilities

C. Unsafe heating or electrical systems

The following are prohibited:

Wood stoves inside campers

Unvented heaters

Improper extension-cord wiring

Any heating or electrical setup creating a fire or carbon monoxide hazard

D. Long-term occupancy

No camper or RV may be occupied for more than 14 days in any 30-day period unless:

It is located on a lot with an approved septic system

It has potable water

It meets minimum health and sanitation standards

It complies with zoning and building regulations

4. Health Officer Authority

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

Conduct inspections

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 Selectboard, including fines authorized under RSA 147:17-a.

5. Exemptions

This regulation does not apply to:

State-licensed campgrounds

Temporary use during construction with an active building permit

Recreational use not exceeding 14 days in any 30-day period

Emergency sheltering approved by the Health Officer

6. Severability

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

7. Effective Date

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