

TOWN OF HILL, NEW HAMPSHIRE

POLICY OF THE BOARD OF SELECTMEN REGARDING CONSTRUCTION ON CLASS VI ROADS

1. **Preamble:** Under RSA 674:41 the Board of Selectmen has the discretion to authorize the issuance of building permits on Class VI town roads, after review and comment by the Planning Board. It is emphasized that the Board of Selectmen will consider any factor relevant to the authorization of a building permit in a particular case. Therefore, this statement of policy is not intended to describe an exhaustive list of considerations, but to be a guide for both the Board of Selectmen and applicants for such building permits.

2. **Statement of Purpose:** The Board is mindful that development along a Class VI road may well lead to the receipt of a petition to lay out the road as a Class V town-maintained road, or a petitioned warrant article seeking a vote of Town Meeting to reclassify the Class VI road as a Class V. It is therefore the purpose of this policy to minimize development along Class VI town roads that might drain existing Town services and force increased cost on the Town to provide additional services. It is also the purpose of this policy to insure to the greatest extent possible that the use of any structures built along Class VI town roads will not generate requests for assistance to fire, police or emergency medical response personnel and their equipment, created by the need to travel rapidly over roads which are not maintained by the Town, will be minimized.

- 3.1 **Structures Permitted without Residence:** It is the policy of the Board of Selectmen that in the usual case building permits for structures along Class VI roads will only be authorized if such structure:
 - (a) Is not intended to be used in the present or in the future for human habitation, either on a permanent or seasonal basis;
 - (b) Has no heat, plumbing or amenities;
 - (c) Is no more than 150 square feet in size, and no more than one story in height; and
 - (d) Conforms in all respects to all applicable provisions of the Hill Zoning Ordinance and any other local or State law, ordinance or regulation.

Tool sheds and storage sheds are examples of structures that would typically be permitted under this policy.

3.2 Structures Permitted with Residence:

(a) Building Permits may be issued as per the existing Zoning Ordinance for construction on Class VI Roads. Prior approval is required by the Board of Selectmen before an application is submitted.

4. **Notice to be Recorded:** Prior to the actual issuance of any building permit authorized by the Board of Selectmen, the applicant shall produce evidence that a notice has been properly recorded at the Merrimack County Registry of Deeds to the effect that the Town of Hill neither assumes responsibility for maintenance of the Class VI road nor liability for damages resulting from the use of the road, pursuant to RSA 674:41, I (c) (3).

IN WITNESS WHEREOF, the undersigned members of the Hill Board of Selectmen have set their hands this _____ day of _____, 2006.

Voted and approved by the Planning Board.

AMENDED MARCH 14, 2006

