

## Buildings on Land Fronting Private Roads Town of Alstead

The Alstead Select Board, after consultation with the Alstead Planning Board, hereby adopt the following policy, which will apply to all lots in Alstead which have no frontage except on a private road which has never been approved by the Planning Board:

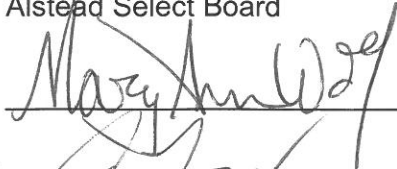
In general, it is the Select Board's policy to permit the erection of buildings on these lots, provided that the following conditions are met:

1. The lot and the private road must have come into existence prior to the adoption of the Town's Zoning Ordinance on March 14, 1989.
2. The requirements of RSA 674:41, I(d) must be met, including the requirement that a document must be recorded in the Registry of Deeds, stating that the Town of Alstead shall not be responsible for maintenance of the private road, nor liable for any injury or damage which may result to any party from the erection of the building or non-maintenance of the road. The form and contents of the document shall be approved by the Select Board in advance of recording. No construction work, including land clearing, shall begin until the document is recorded.
3. The building shall comply with all setbacks and other zoning regulations applicable to the site, unless relief has been granted by the Zoning Board of Adjustment.
4. The private road must be found adequate to assure access for fire, ambulance and police vehicles. Either: (a) The applicant shall demonstrate that the private road involved is constructed to the Planning Board's standards for new streets, as reflected in the current Subdivision Regulations; **or** (b) The Select Board shall forward the application to the Planning Board for recommendations of what road service and construction standards must reasonably be met, in light of the proposed location, use of the building and the other particular circumstances of the case. The Select Board may require the road to be improved to meet such standards, as a condition of permitting the building to be constructed, and may require the posting of a bond or other security in a form and amount satisfactory to them, to secure the performance of such improvements prior to any occupancy of the building.

Adopted by the Alstead Select Board, October 9<sup>th</sup>, 2007.

Revised May 4<sup>th</sup>, 2021

Alstead Select Board



Mary Ann Wolf, Chair



Joseph Levesque, Vice Chair



Joel McCarty