

BOARD OF SELECTMEN
TOWN OF GILMANTON
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**BUILDING PERMITS
ON PRIVATE ROADS**

In accordance with the provisions of RSA 674:41, the Selectmen of the Town of Gilmanton adopt the following procedures for the granting of building permits on private roads in the Town of Gilmanton.

1. Upon receipt of an application for a building permit for construction of a dwelling unit on a private road, the Selectmen shall request the Planning Board to review and comment on the application to determine whether the private road meets the following minimum standards for safe, year-round access by emergency vehicles:
 - a. The traveled portion shall be a minimum of sixteen (16) feet wide and shall be appropriately graded, crowned and ditched.
 - b. Shoulders shall be a minimum of two (2) feet wide, and shall be clear of brush and rocks.
 - c. Adequate turning areas shall be provided.
 - d. Signs shall be clearly posted indicating "Private Road – Proceed at Own Risk".
2. The planning board shall have 10 days from the time of the Selectmen's request for comment to either schedule an assembly to perform a review and produce such comment, or to determine that no comment shall be returned. If the planning board determines to provide no comment to the selectmen, the chairperson of the planning board shall within the 10 days from the Selectmen's request issue a statement of "null comment" on the application to allow the selectmen to proceed to a decision on the application in a timely fashion.

3. Upon receipt of comments by the Planning Board concerning whether the minimum standards for safe, year-round access by emergency vehicles and such other matters as the Planning Board deems appropriate, the Selectmen shall then vote whether to authorize the issuance of building permits on that private road or such portion thereof that meets the minimum standards and such other conditions as may be established based upon the comments of the planning board. The approval of any application on a private road does not extend to any other application on the same road. Each application shall be decided individually, and shall carry the same requirements for approval.
4. No building permit shall be issued under this policy until the applicant provides the Selectmen with a copy of the notice recorded in the Belknap County Registry of Deeds that the Town of Gilmanton assumes no responsibility for the maintenance of said private road and that the Town of Gilmanton assumes no liability for any damages resulting from the use of said private road.

Adopted by the Board of Selectmen, Town of Gilmanton on September 8, 2003.



Phylis E. Buchanan, Chairperson



Kevin L. Christiansen



Nathaniel T. Abbott