

Town of Northfield
CLASS VI AND PRIVATE ROAD POLICY

ARTICLE I – PURPOSE:

The Board of Selectmen adopts this policy to ensure compliance with RSA 674:41 and to help ensure that all structures in the Town of Northfield are reasonably accessible to police, fire and emergency medical response personnel. It is intended that the Board of Selectmen and Planning Board will consider any and all factors they deem relevant to the review of applications under this policy.

ARTICLE II – POLICY

It is the policy of the Northfield Board of Selectmen to take such action as required to ensure against development that would involve danger or injury to health, safety, or welfare of persons or an excessive expenditure of public funds due to inadequate infrastructure needed to provide services.

ARTICLE III – PROCEDURE

Section 1.

As required by RSA 674:41, each request for a building permit on Class VI or private road shall be presented to the Board of Selectmen. The Selectmen shall forward the request to the Planning Board for review.

Section 2.

The Planning Board shall make a written recommendation to the Selectmen as to whether or not the issuance of a building permit would result in premature and scattered development, distort the master plan, or cause excessive expenses for the town.

Section 3.

The Selectmen, following review of the Planning Board's recommendation, shall vote whether or not to issue a permit to build on a Class VI or private road. If the Selectmen vote to authorize the issuance of a building permit, the following conditions shall apply:

- 3.1 The Town neither assumes responsibility for maintenance nor liability for damages resulting from the use of the Class VI or private road.
- 3.2 The applicant shall sign an Agreement and Release of Liability regarding the limits of municipal responsibility, to be recorded by the Town at the Merrimack County Registry of Deeds at the applicant's expense.

In addition, the Selectmen may, when they deem it necessary for the provision of safety services or to minimize future financial impacts on the town budget, require the applicant to:

- 3.3 improve the road in accordance with the Town of Northfield Road Design Standards for Class V roads (see Section VIII of the Town of Northfield Subdivision Regulations).
- 3.4 pay the Town engineer to review the applicant's road design plans prior to construction.
- 3.5 pay the Town engineer for inspection services during construction.

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- 3.6 upgrade the Class VI or private road from the nearest Class V road to the driveway as needed to provide reasonable access for fire, emergency medical and police services.

The building permit shall be issued when the required conditions are met and the road improvements, if required, have been inspected and approved, in writing by the Northfield Highway Superintendent.

ARTICLE IV – AMENDMENT EFFECTIVE DATE

Having held a duly noticed public hearing on February 17, 2015 the Board of Selectmen voted to adopt this Ordinance on February 19, 2015 which shall be the effective date hereof.

In Witness Whereof, a majority of the Board of Selectmen has hereunder set their hands.

Margaret Shepard, Chair
Wayne Crowley
Kevin Waldron

Board of Selectmen, Town of Northfield, NH

A copy of this Ordinance has been placed on file with the Northfield Town Clerk.