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TOWN OF HANCOCK CLASS VI ROAD POLICY

In order to minimize the impact of development along a Class VI road with an accompanying drain on town services, and the increased cost to the Town for these services, it is the policy of the Selectboard that a building permit for residential construction on a Class VI road shall be issued if the following conditions are fulfilled:

I. In order to ensure safe and adequate passage of emergency vehicles along the relevant portion of a Class VI road between the intersection with a Class V road or better and the applicant's house (intentionally including the applicant's driveway), the applicant shall be responsible for the entire expense of acquiring a statement, and actual construction for, the minimum road improvements required. Development of such statement shall require consultation among the Road Agent, and Fire Chief and/or consulting engineer. All engineering, legal, planning and other costs, including actual construction shall be paid by the applicant as outlined below, before a building permit may be issued.

II. All conditions of RSA 674:41 I.C. (1) (2) (3) must be adhered to as follows:

1. The local governing body (Selectboard), has voted to authorize the issuance of building permit(s) for the erection of the buildings on said Class VI highway or a portion thereof;

2. The municipality neither assumes responsibility for maintenance of said Class VI highway nor liability for any damages resulting from the use thereof;

3. Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability and a copy of the agreement between the Town and the applicant (known as the Class IV Road Agreement – see III) has been recorded in the Hillsborough County Registry of Deeds.

III. The town and applicant must sign a Class VI Road Agreement including but not limited to the following points:

1. Description of road from Class V or better road to applicant's house.

2. Extent, limits, and cost to applicant of Class VI roads upgrade as specified in Section I above.

3. Posting a bond or escrow account for the total cost of upgrading including planning and engineering costs OR actual completion of upgrading as required and approved by Road Agent and/or consulting Engineer.

4. Filing of a Class VI Road Agreement with County Registrar of Deeds.

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5. No more than one building permit per tax map lot shall be issued for the property. Such permit shall be for one single family dwelling and accessory structures.

6. No subdivision is permitted on any Class VI road.

7. The applicant bears sole responsibility to maintain the road in a condition as described in III. 2. and to allow the Road Agent to determine annually that such conditions do exist or to require the applicant to repair the road at no cost to the Town until the condition of the road meets III,2.

8. Whatever improvement to the Class VI road is required by the Town in this agreement is not a representation that the Town assumes any risk whatsoever in the use of said road.

IV. Additional Points of Policy

1. Each application for a Class VI road agreement will specifically require compliance with all steps outlined in this policy regardless of sequence of building permit applications on the same Class VI road.

2. Suitability of the road for additional residences on the same Class VI road will be determined by the Selectmen after consultation with the Road Agent and the Fire Chief. If more than one house is on a Class VI Road, a written maintenance agreement will be required to be attached to the deeds of all properties.

V. Time Sequence for Application for Class VI Road Agreement and Building Permit:

1. Applicant meets with the Selectboard to outline proposal - applicant pays Town \$500 for initial administrative costs for implementation of a Class VI Road Agreement

2. Selectmen contact Road Agent and Fire Chief for review of applicant's proposal, based on discussions with the Road Agent and Fire Chief. A consulting engineer may be required.

3. Applicant posts bond or escrow account to cover engineering related costs as described in Section I.

4. Consulting Engineer, if required, consults Road Agent and Fire Chief and submits a report to the Selectboard of the minimum upgrade required.

5. Class VI Road Agreement written by Selectboard, signed by Selectboard and applicant, recorded at Registry of Deeds by Town, costs to be paid by applicant.

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6. Bond or escrow account established for road OR the actual construction of upgrade is completed and approved by, Road Agent and Selectboard.

7. After all required expenses have been paid, other usual building permit conditions have been met, and steps 1-6 above have been completed, a building permit shall be issued.

8. In the event a bond or escrow account was established in #6 above, final construction approval of the road upgrade will be done by the Selectboard, and Road Agent prior to release of the bond or escrow account to the applicant.

Modified: July 28, 2008

Carolyn G. Boland

John E. Hayes

John D. Jordan

Hancock Selectboard