

FREQUENTLY ASKED QUESTIONS:

How can I get a copy of a plot plan for my property?

The Building Department may have a copy of a plot plan only if previously submitted with a Building Application. If the property operates on a septic waste disposal system, the Board of Health may have a septic plan. If we do not have one on file you will need to hire a professional surveyor to prepare a Plan.

What are the building requirements and setbacks for AR zone?

Setbacks are 40' in from the front property line, 20' in from the side and back property lines, 100 ft from wetlands. 200 ft of frontage. The home is considered the principal building.

What are the building requirements and setbacks for a Retreat lot?

Setbacks are 100' in from all yards property lines and 100' from wetlands with 40 ft of frontage.

See the Table of minimum yard Dimensions in Zoning by-law.

Is my lot a buildable lot? Please refer to the above zoning requirements.

What are the setback requirements for decks?

Setbacks for decks are the same as a structure. Refer to Zoning setbacks.

Do I need a permit to erect a fence?

A fence 6' and under does not require a permit. A fence over 6' and up to 8' requires a building permit. Fences over 8' require a Special Permit with approval from the Zoning Board of Appeals.

The Building Department suggests that you erect your fence one foot in from your property line to properly maintain your fence and to properly maintain your property.

Do I need a permit to erect a shed?

A shed is considered a structure. A shed 200 SF or less does not require a building permit but needs to maintain zoning bylaw setbacks and zoning approval. A shed greater than 200 SF requires a Zoning approval and building permit.

Do I need a permit to install a pool?

You will need a permit to install both an in-ground pool or an above ground pool. To see pool requirements, click on pool application. Must be 10 ft from septic. 20 ft from leaching field and meet all setbacks.

Can I install plumbing, gas or electrical fixtures in my own home? No. Only a currently licensed and currently insured plumber or electrician may obtain to have a Permit issued and call for inspections.

Demolition permit process:

First, determine if the structure is of historic interest. Because the structure may be over 75 years old it may be of historic interest and We will need approval from the Historical Commission if over 75 years old. All demo permits approved will need letters of service disconnect from the electric and gas companies, The Board of Health requires pest control affidavit, Septic has been pumped, crushed and filled if applicable.

How do I request my Certificate of Use and Occupancy?

After your final approved building inspection (as well as electrical, plumbing, gas, and sheet metal inspections, fire department) has been completed please bring the original building permit with all the signatures back to the Building Department with a Final Request form available online or in office. We will pull your file and start the occupancy process. You will need to bring final Certified As-Built.

Contact Info:

Building Department

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