

2023 Island Lot Zoning Amendment Explanation:

State Law Requiring Street Access. NH RSA 674:41 requires that streets giving access to lots meet certain requirements in order to obtain a Building Permit. If you don't meet the street access requirement (such as is the case with all island properties), the Building Permit cannot be issued, absent either:

1. The Building Permit applicants seeks and obtains a waiver from the ZBA as provided for in 674:41 II; or
2. Town Meeting approves an "island exception" for lots served exclusively by boat as provided for in 674:41 II-a.

Local Zoning Requiring Road Frontage. Similarly, our local zoning ordinance requires all lots to have a minimum of 50' of road frontage, including island lots.

These requirements are not applicable when applied to lots on islands with no road system, which are accessed only by boat, and which have no road frontage. Therefore, we have proposed an amendment whereby we would add a definition of Island Lot to the zoning ordinance, and exempt those lots from the road frontage requirements found in the ordinance, and also from the requirements of RSA 674:41.