

TOWN OF ASHLAND PLANNING BOARD
NOTICE OF PUBLIC HEARING

Notice is hereby given in accordance with RSA 676:4 and 675:7 that there will be a Public Hearing on **Wednesday, January 4, 2017 6:30 pm at the Ashland Elementary School Library with Wednesday, January 11, 2017 same time and place** as a snow date or second hearing if necessary, on proposed amendments to the *Town of Ashland Building Regulations*:

ARTICLE 1: APPOINTMENT

It shall be the duty of the Board of Selectmen to appoint an Administrative Officer to enforce the provisions of this Ordinance. The person appointed shall be known as the "Building Inspector".

~~The Building Inspector shall receive applications and fees for the erection or alteration of buildings as provided in this Ordinance; keep complete records of applications and his action on the applications; promptly survey and inspect all buildings, alterations, or uses proposed; accept and deposit with the Town all fees collected under the Ordinance; issue permits for erection or alteration of all buildings and the use of land if, in his opinion, the proposal complies with the laws of the State, this Ordinance, other Town ordinances and By-Laws; and shall take such action in the enforcement of this Ordinance as may be directed by the Selectmen.~~ ~~Delete above paragraph - listed in Article 2~~

ARTICLE 2: DUTIES OF THE BUILDING INSPECTOR

2.1 The Building Inspector shall be the Administrative Officer of this Ordinance. He shall:

- Receive applications and fees for the erection and/or alteration of buildings
- Make available applications in duplicate
- Keep complete records of his action on all applications, along with the duplicates of said applications
- Issue or deny permits, based on the compliance of the proposed project with this Ordinance, the Zoning Ordinance of the Town of Ashland, and all other town and State Ordinances and regulations
- Regularly inspect buildings during the process of erection or alteration
- Bring to the attention of the Board of Selectmen any violations of this Ordinance and take such action in the enforcement of this Ordinance as maybe directed by the Selectmen
- Accept and deposit with the Town all fees collected by him under this Ordinance
- Act in cooperation with the fire authorities in any matter in which their duties as prescribed by law may coincide or conflict
- Examine and, if necessary, order the repair, vacancy, or demolition of unsafe buildings and structures.

2.2 If a ~~site plan or~~ subdivision of land is involved, the Ashland Planning Board must approve a developer's plan before a permit may be issued.

ARTICLE 3: DUTIES OF APPLICANT

3.1 Any person, persons, partnership, trust, or corporation intending to construct or erect a new building or to make structural alterations of an estimated material cost ~~or market value if new,~~ of more than \$800 shall first make application for a permit on forms obtained from the Building Inspector.

ARTICLE 7.3 Sewage Disposal: ~~All dwellings and all commercial, industrial, or public buildings shall be connected to the public sewer system when available.~~ To see if the Town will vote to authorize the Board of Selectmen to grant waivers to the statutory requirement under RSA 147:8 that properties within 100' of a public sewer line must be connected to that sewer line. Such waivers shall only be granted upon a showing that the existing septic system is adequate for the current use of the property, was built in compliance with state and local regulations, was designed by a licensed New Hampshire septic system designer and was approved for construction by NHDES after January 1, 1985.

ARTICLE 10: AMENDMENTS: ~~This Ordinance may be amended by a majority vote of any legal town meeting when such amendment is published in the warrants calling for the meeting. Amendments to these regulations [other than adjustment of fees] are to be voted on at the annual Town Meeting.~~

ARTICLE 15: FEES: ~~Fees for permits may be set by the Planning Board after a public hearing, and do not have to be voted on at the annual Town Meeting.~~ To see if the Town will vote, in accordance with RSA 41:9-a,V, to delegate from the Board of Selectmen to the Planning Board, the authority to set Planning Board fees provided that board first holds a hearing on any proposed change in compliance with RSA 41:9-a, IV."

Proposed wording can be found at www.ashland.nh.gov or available upon request at the Town Office.