The intent of this policy is to assist the Selectmen in administering RSA 674:41, paragraphs I(c) and I(d), in a way which is consistent with the Unity Zoning Ordinance and Building Code. This policy shall not be deemed to be a substitute for full compliance with those regulations, including review and comment by the Planning Board. *See* RSA 674:41,I(c) and (d). This policy does not apply to buildings lawfully existing at the time of the adoption of this policy.

1. No building permit shall be granted by the Board on a lot which does not have a minimum of two hundred feet (200') frontage on a regularly maintained public road or on a road built and maintained to Town specifications.
2. The Class VI Highway or unapproved private road, or portion thereof, used to access the building site, shall be maintained by the applicant or his/her successors in interest. In the case of a Class VI Highway, the extent and manner of such maintenance must be approved in advance by the Board, in accordance with RSA 236:9-:12 and RSA 231:21-a; however, in either case such maintenance specifications may be approved at the time of the issuance of the permit, as a condition of the permit.
3. The minimum road standards for a Class VI Highway or unapproved private road used to access a building site under this policy will follow Unity, NH Subdivision Regulations Appendix E: Road and Driveway and Construction Standards. The improvements will be from a Class V Road to the furthest end of the applicant’s property line of the property in which the applicant is applying for the permit. The Road must be at least 50 feet in width from the Class V Road as per Subdivision Regulations and extend from the improved Class V Road to the furthest point of the property line that is applying for the permit. Additional development on a Class VI Highway or unapproved private road may require further improvements to the Highway by subsequent applicant(s) as determined by the Selectmen.
4. An applicant for a building permit on a lot whose “access” (as defined in RSA 674:41, III) is upon a Class VI Highway or a private road which has not been approved by the Planning Board as part of a subdivision or street plat, must, if the permit is granted, sign a waiver form to acknowledge that the Town assumes no responsibility for any maintenance of a Class VI Highway or private road, nor liability for any damages resulting from the use thereof [RSA 674:41, I(c) and I(d)]. The form will be recorded by the Town of Unity in the Sullivan County Registry of Deeds, with the recording fee to be paid by the applicant. Building construction may not commence until the form has been duly recorded.
5. Following the construction of the roadway to Town standards, the Selectmen may, in circumstances where the public interest warrants it, submit a warrant article to the voters for a possible reclassification of the highway to Class V under RSA 231:22-a; provided however, that such a reclassification is discretionary with the Town, and no owner shall have any right to such a reclassification as a result of performing roadway construction under this policy.
6. The Selectmen, in their discretion, may initiate a conditional layout subject to betterment assessments under RSA 231:28 to distribute the cost of upgrading a Class VI Highway (or culvert or bridge on such a highway) amongst owners of property abutting or served by the Class VI Highway.
7. No building construction work on the lot may commence until required Class VI Highway or private road construction and or reconstruction, following the standards specified in this policy or those specified by the Selectmen, have either been completed to the Town's satisfaction, or have been secured with a bond, letter of credit, or other security deemed adequate by the Board. The Town may employ a professional engineer, at the applicant's expense, to monitor compliance with the specified road standards.
8. Fines, penalties, and remedies for violation of this policy shall be as provided in RSA 676:15, 676:17, 676:17-a and 676:17-b. Each day during which a parcel of land remains in violation of this policy, shall be considered a separate offense, and no such violation shall be deemed to be “legalized” merely by the payment of a fine.
9. Any person aggrieved by a decision made under this policy may appeal under RSA 674:41, II to the Zoning Board of Adjustment, or if there is not one, to the Board of Appeals as designated by the Selectmen. *See* RSA 674:14.

TOWN OF UNITY

BOARD OF SELECTMEN

s/Garry Bator \_\_\_\_\_9/18/23\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date

s/William Schroeter

s/Gary Ross

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