

Some basic direction for activities that may require approval from a local authority

Subdivide my land

Subdividing a lot into two or more lots always requires Planning Board approval. Some level of technical documentation will be required. Check the Zoning Ordinance. Contact the Planning Board for direction.

Build an accessory apartment

Check the Zoning Ordinance. Accessory apartments are allowed in most of the town but with limitations. Contact the Building Inspector for a building permit.

Major renovation

Contact the building inspector

Add a deck, porch or addition

Contact the building inspector

Build a garage or outbuilding

Contact the building inspector

Start a home business

Check the Zoning Ordinance. Some home occupations are allowed with restrictions, some require a Conditional Use Permit from the Planning Board. Some are prohibited. Contact the Planning Board for direction.

Keep a horse

As an agricultural pursuit, this is a permitted use. Check your deed for relevant covenants or restrictions that may apply (these are not enforced by the Town). Be a good neighbor!

Cut trees

State law, which requires notification to the town, regulates timber harvesting activities and taxes on timber yield. Tree removal (e.g. for landscaping or maintenance) does not require any approval. Do contact the Selectmen's office before cutting trees in a public right of way (typically 25' from center of road). Properties near the reservoir generally have restrictive easements.

Change a driveway

Changes affecting any opening to the road require a driveway permit. Contact the Building Inspector.

Open a business or commercial use in the commercial/light industrial zone

Contact the Planning Board for Site Plan Review

Place land in "current use" or remove land from "current use" assessment.

Contact the Selectmen's office

Expand a non-conforming use

I use my land in a way that is no longer permitted by the zoning ordinance but my use is "grandfathered" because it has been in place since before the zoning ordinance applied. I would like to expand, change or intensify this activity. Contact the Planning Board.

None of the above.

Ordinances and regulations pertaining to land use are available on-line at the Planning Board's web site: <http://madburynh.org>. (Follow link to Planning Board page, documents are listed upper right). A quick overview of these documents will help you discover what applies to your situation. Contact the Building Inspector, Planning Board or Selectmen's office for direction.