

FREQUENTLY ASKED QUESTIONS



How is my property zoned?

You may determine the zoning of your property by searching the Town's Online Assessors Database. This database can determine the zoning of your property based upon the address, map / lot numbers or owners name.

What are the dimensional requirements for my property?

The zoning bylaw contains specific dimensional requirements for residential properties. These dimensional requirements include lot area, frontage, setbacks and height. They can be found on [here](#).

What uses are allowed on my property?

All residential zoning districts allow single family dwellings. In addition, certain customary accessory uses, such as sheds, swimming pools, garages and home occupations are allowed based upon the applicable provisions. The tables showing allowable uses are available in the Town Bylaws or by clicking [here](#).

What permits do I need to obtain prior to enlarging or extended my single or two family dwelling?

Prior to contracting for work to be done to your home, a building permit will have to be applied for an issued by the Building Inspector. However, if your lot or structure does not comply with the applicable dimensional requirements, zoning relief may be necessary in the form of a variance or finding. It is recommended that the Building Inspector be contacted to determine if any zoning relief will be required.

Why do some properties in my neighborhood not comply with the allowed uses or dimensional requirements?

This can be attributed to any number of factors. Most likely the use and / or the structure pre-existed the current zoning regulations and therefore are considered to be "grandfathered". In some instances, the use / or structure may have received the necessary zoning relief, in the form of a variance or finding, to allow a deviation from the provisions of the zoning bylaw.

How do I subdivide or change the shape of my lot?

The subdivision of land and the adjustment of lot lines require approval under the Subdivision Rules and Regulations as an Approval Not Required (ANR).

Do I need a permit to erect a fence?

Fences 6 feet in height and less do not require a building permit.

Do I need a permit to install a shed?

Yes, a building permit will need to be obtained prior to the construction and installation of the shed. In addition, the shed must comply with the required setbacks, otherwise a variance will be required from the Zoning Board.

Do I need a permit to install a swimming pool?

Yes, a building permit will need to be obtained prior to the construction of a swimming pool. In addition, the pool must comply with the required setbacks, otherwise a variance will be required from the Zoning Board.

Do I need a permit to pave a driveway?

If you are simply repaving an existing driveway, no permits are required. However, if you are constructing a new driveway associated with a new curb cut along the roadway, then a curb-cut permit will be required from the Engineering Division.

Why have I received a public hearing notice?

You have received this Legal Notice because you are an abutter, as defined by State Law, to a proposed development that will be reviewed by the Planning Board. This notice is required to inform an abutter that a public hearing will be held on a project.

Who is responsible for enforcing the zoning bylaw?

The Zoning Enforcement Officer is responsible for enforcing the provisions of the zoning bylaw and conditions placed on a Site Plan, Special Permit and Variances issued by the Planning or Zoning Boards.

How do I file a zoning complaint?

Zoning complaints should be filed in writing with the Zoning Enforcement Officer. The complaint should be as detailed as possible and include a description of the alleged violation, dates and other supporting documentation such as photos.