

**TOWN OF FREEDOM  
FREEDOM, NH 03836**

**ZONING-BUILDING  
PACKET**

**BUILDING INSPECTOR: DAVID SENECA  
OFFICE HOURS: THURSDAYS 9am - 2pm  
OFFICE PHONE: 539-6323  
CELL PHONE: 387-0866  
Email: [freedombuildinspect@gmail.com](mailto:freedombuildinspect@gmail.com)**

**ZONING OFFICER: DON HARRIS  
OFFICE HOURS: THURSDAYS 9am -2pm  
OFFICE PHONE: 539-6323  
Email: [freedomzoning@gmail.com](mailto:freedomzoning@gmail.com)**

Town of Freedom  
Appendix To Building Permits

- É All building permits require a zoning permit prior to the issuance of the permit.
- É A current permit for construction of a septic system is required prior to the issuance of a building permit.
- É Roof system must be designed with a ground snow load of 80 lbs.
- É Stair geometry in residential homes must have a 10" tread and no more than a 7.75" riser.
- É Hard-wired smoke detectors with battery backup are required . One on each level and one in every bedroom chamber. Power to the smoke detector circuit must be taken from a circuit that supplies a bedroom chamber or living room.
- É An oil burner permit is required for all oil fired heating systems. This permit is issued by the town Fire Chief.
- É New driveways entering from town roads need a driveway permit from the town road agent.
- É All new homes need to contact the Selectmen's Office for 911 house number at beginning of project.
- É Bonding of the water piping system to the electric service grounding is required.
- É A bonding conductor connected to the grounding electrode conductor for telephone and cable TV is required at their service entrance locations .
- É Unheated basement must have their ceiling insulated and a door is required at the bottom of bulkhead stairways to meet NH energy code.
- É Building permits must be posted in conspicuous place.
- É No more than two 4/0 conductors are allowed in a 23" LB.
- É No SE. cable is allowed in a 2" LB.

**TOWN OF FREEDOM  
PERMIT FEE SCHEDULE**

- 1. NEW CONSTRUCTION - ADDITIONS- RESIDENTIAL DWELLING-  
MODULAR HOMES**

35 cents per square foot of floor space                      MINIMUM \$50.00
- 2. ACCESSORY BUILDINGS, COMMERCIAL, INDUSTRIAL, GARAGES,  
SHEDS, UTILITY BUILDING AND DECKS**

35 cents per square foot of floor space                      MINIMUM \$50.00
- 3. FOR ALTERATIONS OR REPAIRS TO DWELLINGS, SHEDS,  
GARAGES, DECKS, ETC.**

\$5.00 per one thousand dollars of construction              MINIMUM \$50.00
- 4. NEW CONSTRUCTION-AGRICULTURE, SCHOOLS, CHURCHES,  
HOSPITALS**

\$3.00 per one thousand dollars of construction              MINIMUM \$50.00
- 5. FOR ALTERATIONS, RENOVATIONS, ADDITIONS IN BUILDINGS  
LISTED IN #4**

\$3.00 per one thousand dollars of construction              MINIMUM \$50.00
- 6. MECHANICAL PERMITS - ELECTRICAL, PLUMBING                      \$30.00**
- 7. MISCELLANEOUS**
  - A. Mobile Homes     \$50.00
  - B. Swimming Pools \$50.00
    - Above Ground
    - In Ground

Renewals done in time shall be \$50.00.  
Renewals done after the expiration date shall be done at \$5.00 per thousand of  
remaining construction costs.

# TOWN OF FREEDOM ZONING PERMIT APPLICATION

Property Owner \_\_\_\_\_ Date: \_\_\_\_\_

Map# \_\_\_\_\_ Lot# \_\_\_\_\_ Lot Size \_\_\_\_\_ Zoning District \_\_\_\_\_

Local Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Permanent Address: \_\_\_\_\_ Phone # \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Cell# \_\_\_\_\_

What is the present use of the property? \_\_\_\_\_

Will the proposed project change the use of the property? \_\_\_\_\_ If so, how? \_\_\_\_\_

Proposed Project: \_\_\_\_\_

Proposed Project Start Date: \_\_\_\_\_

Is the property 10 acres or more? Yes / No

Is a driveway in place? Yes / No

Is a driveway permit on file? Yes / No

Is the property within the floodplain? Yes / No

Is tree removal anticipated? Yes / No

Will the height of any structures be altered? Yes / No

What class or kind of road are you on? \_\_\_\_\_

Do you have town or private water? \_\_\_\_\_

Do you have state & town septic approval? Yes / No

Is there any wet area on this plot? Yes / No

Boundary distances: (frontage at bottom of a diagram)

Lot frontage: \_\_\_\_\_ Right boundary: \_\_\_\_\_

Left boundary: \_\_\_\_\_ Rear boundary: \_\_\_\_\_

Use attached grid to show lot boundaries, building dimensions and structure setbacks.  
A survey of your property may be required as part of this application.

What are the setbacks for building(s) **presently** on your property?

Building	Front	Right Side	Left Side	Rear

Are any of these structures nonconforming? Yes / No

If so, which? \_\_\_\_\_ How do they nonconform? \_\_\_\_\_

What are the setbacks for the **proposed** structure(s)?

Building	Front	Right Side	Left Side	Rear

Does the total area of the foot print of all structures, including decks & outbuildings equal less than 10% of the area of the lot? Yes / No

Will you allow access to your property for inspection regarding this proposed work? Yes / No

**THE UNDERSIGNED OWNER HEREBY REQUESTS A ZONING PERMIT FOR THE ABOVE USE, TO BE ISSUED ON THE BASIS OF THE REPRESENTATIONS CONTAINED HEREIN. PERMIT IS VOID IN THE EVENT OF MISREPRESENTATION AND/OR NOT BEING IN COMPLIANCE WITH THE ZONING ORDINANCE, SITE PLAN REVIEW, SUBDIVISION REGULATIONS (IF APPLICABLE) AND OTHER APPLICABLE STATE AND TOWN LAWS AND REGULATIONS. CONSTRUCTION IS NOT AUTHORIZED UNTIL A BUILDING PERMIT IS ISSUED.**

**THIS APPLICATION MUST BE SUBMITTED BY, AND SIGNED BY ALL OWNERS OF THE PROPERTY LISTED ON THIS APPLICATION.**

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
Property Owner

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
Property Owner

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
Property Owner

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
Property Owner

**DESIGNATION OF AGENT**

**I DESIGNATE THE PERSON LISTED BELOW AS MY AGENT FOR THE PURPOSE OF PROCURING THE NECESSARY LOCAL PERMITS FOR THE PROPOSED WORK AS DESCRIBED HEREIN. REPRESENTATIONS MADE BY MY AGENT MAY BE ACCEPTED AS THOUGH MADE BY ME PERSONALLY, AND I UNDERSTAND THAT I AM BOUND BY ANY OFFICIAL DECISION MADE ON THE BASIS OF SUCH REPRESENTATIONS.**

AGENT \_\_\_\_\_ TELEPHONE # \_\_\_\_\_

ADDRESS \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

**THIS APPLICATION MUST MEET THE TERMS OF ARTICLE 19, SECTION 1901. THROUGH SECTION 1901.7 OF THE FREEDOM ZONING ORDINANCE**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ ZONING ADMINISTRATOR \_\_\_\_\_

DENIED \_\_\_\_\_ DATE \_\_\_\_\_ ZONING ADMINISTRATOR \_\_\_\_\_

REASON FOR DENIAL \_\_\_\_\_

**APPROVAL BELOW SIGNIFIES THAT THE APPLICANT HAS SUBMITTED PROOF THAT THEY HAVE MET ALL CONDITIONS LISTED BY THE ZONING BOARD OF ADJUSTMENT.**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ ZONING ADMINISTRATOR \_\_\_\_\_

PER ZBA DECISION DATED: \_\_\_\_\_

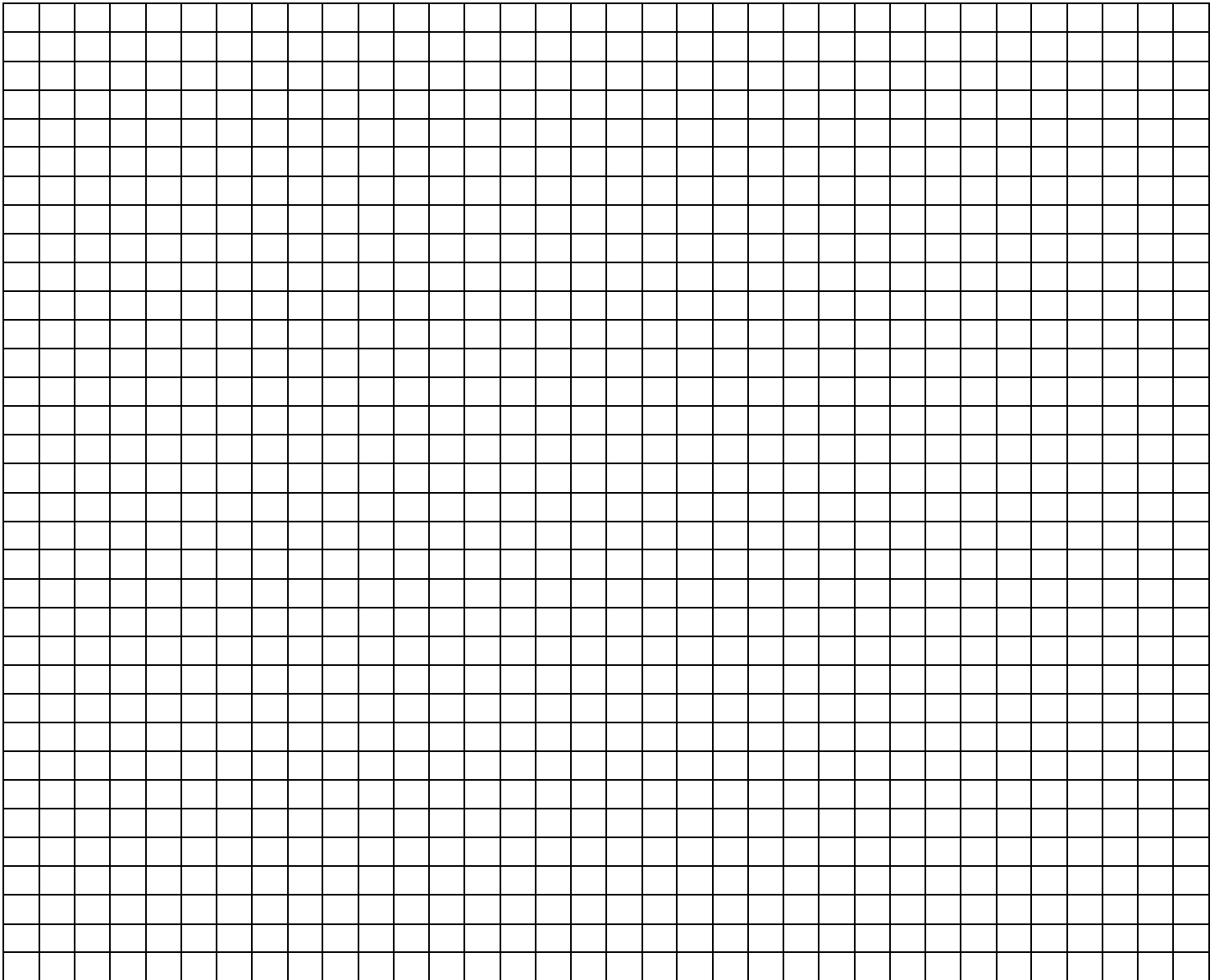
**PLOT PLAN**

**Date:** \_\_\_\_\_

**Map** \_\_\_\_\_ **Lot** \_\_\_\_\_ **Property Address:** \_\_\_\_\_

**Owner Name(s):** \_\_\_\_\_ **Phone:** \_\_\_\_\_

In the space below draw (to scale) the shape of your lot and mark the boundary distances, next show all present and proposed buildings in their correct location on the lot and mark the size on same.



# ZONING PERMIT CHECKLIST

Name: \_\_\_\_\_ Map & Lot # \_\_\_\_\_ Date: \_\_\_\_\_

## Y N

- Do all structures meet setbacks including overhangs? Article 3, Table 304
- Do boundaries border on more than one road? Article 6, Section 603
- Is the 10% rule being met? Article 3, Section 310.1.5
- Is the lot less than 0.5 acres? Article 3, Section 310.1.6
- Is the building a manufactured home? Article 9, Section 907
- Is the driveway in place?
- Are there any easements or rights-of-way on the property?
- Is the property in current use?
- Is there a current septic approval? Article 4, Section 406, Article 6, Section 607
- Is any of the property a wetland? Article 4
- Is the building being applied for an expansion of a nonconforming structure? Article 7, Section 706
- Is there a height increase? Article 7, Section 706.3
- Is the property in the shorefront district? If yes, please continue below.

## Y/N

- Any proposed structures within 300' of reference line? Article 3, Table 304.5
- Is there any earth work being done? Article 3, Section 304.6.4
- Is there a need for erosion control? Article 3, Section 304.6.4.1
- Is there any slope away from the lake?
- Is there any tree cutting within 75'? Article 3, Section 304.6.6.2
- Is there any tree cutting beyond 75' with a grade of 12.5% or greater? Article 3, Section 304.6.6.4
- Is the property in the floodplain? OEP 271-1762
- Is any State approval needed? NHDES 271-3503

## ZBA Tips:

- Application and Appointment of Agent Form must be completed and signed by all owners of the property.
- Abutter letters go directly to ZBA at PO Box 227
- It is the applicant's responsibility to ask for the appropriate requirements from the ZBA and provide the necessary information. He/she is responsible for reading the regulations. The Zoning Officer's role is in helping to complete the application as the applicant requests.
- An application must be significantly different from previous applications.

Zoning Officer: Thursdays 9am to 2pm 539-6323 Email [freedomzoning@gmail.com](mailto:freedomzoning@gmail.com)  
Applications and Zoning Ordinance: [www.townoffreedom.net](http://www.townoffreedom.net)



