

# TOWN OF FREEDOM FREEDOM, NH 03836

## CAMPGROUND BUILDING PACKET

ZONING OFFICER/BUILDING INSPECTOR: GARY WILLIAMS  
OFFICE HOURS: BY APPOINTMENT  
OFFICE PHONE: 539-6323  
CELL PHONE: 986-0486  
Email: [freedomzoning@gmail.com](mailto:freedomzoning@gmail.com)

### GENERAL INSTRUCTIONS

*Important: Read carefully before filling out and submitting an application.*

**All appropriate sections of the attached form must be completely filled out. The form is provides information you need as well as references to applicable sections of the Freedom Zoning Ordinance.**

The zoning officer cannot act on this application unless you include:

- All items in packet - Please include Campground Name and Site Information

**MAIL OR DELIVER** The completed application to the Zoning Officer at the town of Freedom. You can mail it or leave it in the mail slot in the foyer of the town office. **Please note, it may take up to 30 days to approve or deny a zoning application.**

Office Use Only  
Map# \_\_\_\_\_ Lot# \_\_\_\_\_  
Permit # \_\_\_\_\_  
Fee: \_\_\_\_\_

## Application for Building/Alteration Permit Danforth Bay Campground

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

Map # \_\_\_\_\_ Lot # \_\_\_\_\_ Local Address: \_\_\_\_\_

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

Proposed Project Description with Dimensions: [ ] Alteration [ ] Repair [ ] New Structure

Check all items below that apply:

\_\_\_ RV replacement    \_\_\_ Add-A-Room    \_\_\_ Open Deck    \_\_\_ Open deck w/Roof

\_\_\_ Storage Shed    \_\_\_ Gazebos/Canopies    \_\_\_ Structure Change

\_\_\_ Other: \_\_\_\_\_

### Proposed Project Details

1. Show above information on grid.
2. Attach the grid to this application.

In accordance with all applicable Use Regulations, the Campsite Owner applies for a Building/Alteration Permit for improvements to campsite, described herein. Any changes to the above specified work shall first be resubmitted to the Office and to the Town of Freedom, if applicable, for approval, prior to start of changes.

Campsite Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

I hereby agree to comply with the town subdivision regulations, Freedom growth management regulation, flood plain ordinance, state shoreland protection act, selectmen's town road specifications, fire codes, state air and water pollution permits (sewage etc.), state building codes and any other requirements in effect in the town of Freedom.

I hereby certify under penalty of perjury that the estimated cost of construction, alteration, or remodeling (including labor and material) is \$\_\_\_\_\_.

Date App Received: \_\_\_\_\_

Date Issued or Denied: \_\_\_\_\_

Permit Approved as Submitted by \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

PERMITS EXPIRE ONE YEAR FROM THE DATE OF ISSUE

**PLOT PLAN**

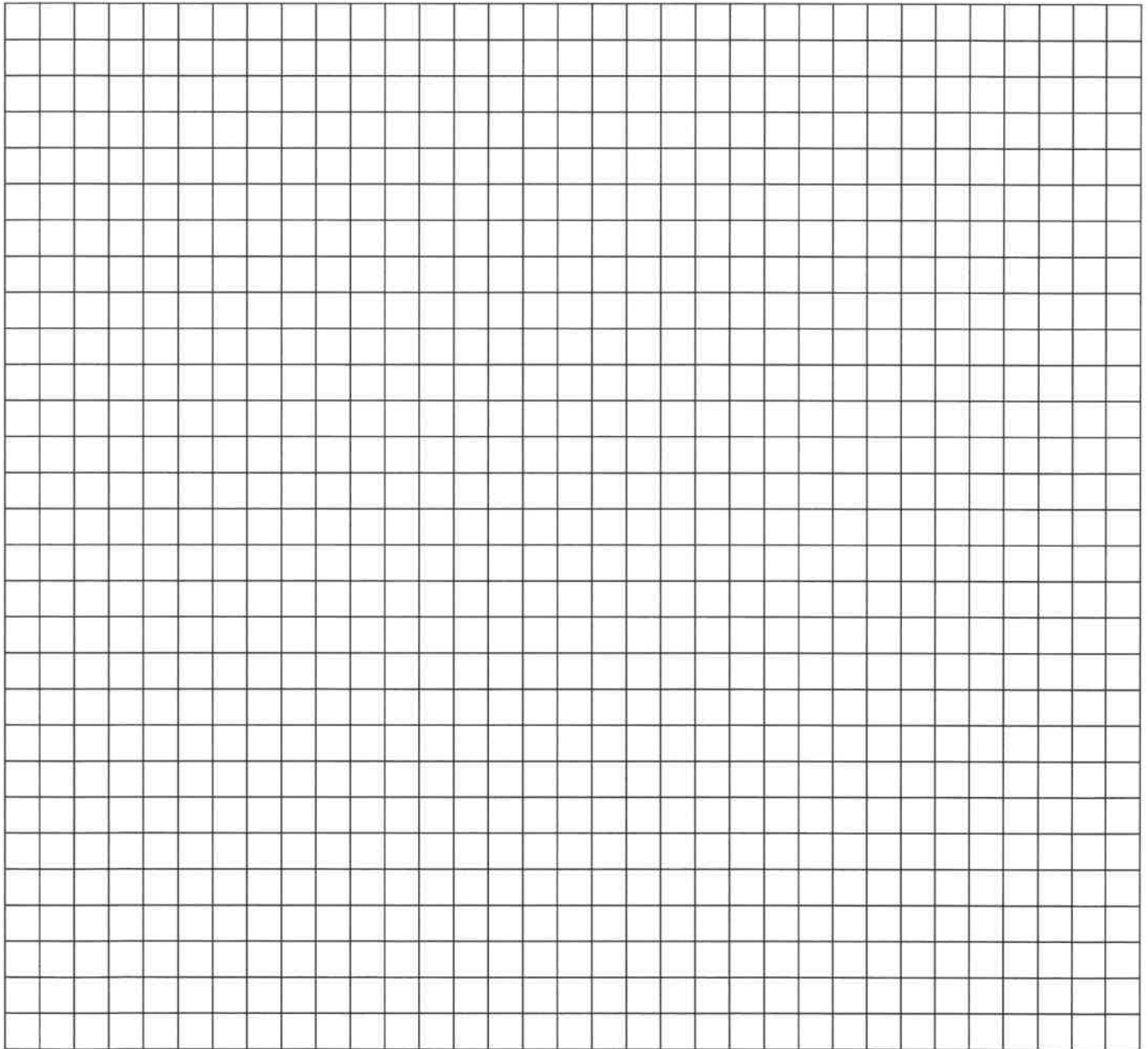
Date: \_\_\_\_\_

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

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

In the space below draw (to scale)

1. The boundaries and shape of your lot and mark the boundary distances
  2. Show all present and proposed buildings in their correct location and indicate dimensions (in feet).
- Orient your drawing so the road is at the bottom of the diagram. A survey of your property may be required as part of this application.



**SIGNATURES**

**The undersigned owner hereby requests a zoning permit for the above use, to be issued based on 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. By signing below, owner acknowledges and allows access to property for inspection regarding this proposed work.**

**This application must be submitted by and signed by all owners of the property listed on this application.**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print name \_\_\_\_\_  
Property owner

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print name \_\_\_\_\_  
Property owner

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print name \_\_\_\_\_  
Property owner

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print name \_\_\_\_\_  
Property owner

**If you are using an agent for this application, provide the information below:**

**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 based on such representations.

Agent \_\_\_\_\_ Telephone # \_\_\_\_\_

Address \_\_\_\_\_

Owner's signature \_\_\_\_\_

Owner's signature \_\_\_\_\_

Owner's signature \_\_\_\_\_

Owner's signature \_\_\_\_\_

**Zoning Officer Decision**

**The zoning officer is required to deny an application under Section 2303, if:**

- The application is for a use that requires a special exception
- The application requires a variance

Only the ZBA is the body that can grant either of the above.

Approved\_\_\_\_\_ Date\_\_\_\_\_ Zoning Officer \_\_\_\_\_

Denied \_\_\_\_\_ Date\_\_\_\_\_ Zoning Officer \_\_\_\_\_

Reason for denial\_\_\_\_\_

\_\_\_\_\_

If the zoning officer denies the application, the applicant may appeal this decision to the Zoning Board of Adjustment. Please use the Zoning Board Application found on the town's website, [www.townoffreedom.net](http://www.townoffreedom.net).

**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, Freedom, NH 03836
- The applicant is responsible to fulfill all requirements from the ZBA and provide the necessary information. The applicant is responsible for reading the regulations. The Zoning Officer's role is to help the applicant complete the application if the applicant requests help.
- To be considered by the ZBA, an application must be significantly different from a previous application which the ZBA has previously denied.
- If the ZBA approves the special exception or variance, the application will come back to the zoning officer for action. The zoning officer will determine that the applicant has met all conditions imposed by the ZBA and sign below.
- The ZBA approval can be appealed within 30 days of the decision.

**Once the zoning officer has signed the application, it can go to the Building Department.**

**FOR USE IF THE APPLICANT'S ORIGINAL APPLICATION IS DENIED AND THE ZBA HAS APPROVED THE PROPOSED PROJECT**

**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 Officer \_\_\_\_\_

Per ZBA decision dated:\_\_\_\_\_

**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, GAS PIPING / MECHANICAL**

\$60.00 (up to 5,000 square feet)

\$120.00 (5,001-10,000 square feet)

\$180.00 (over 10,001 square feet)

**7. MISCELLANEOUS**

A. Mobile Homes \$50.00

B. Swimming Pools \$50.00

In ground

Above ground

A building permit is void if operations are not begun within 12 months from the date of issuance.

Renewals done within 14 days of the expiration date shall be \$50.00.

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

## Building Code Requirements

- All building permits require a zoning permit prior to the issuance of the permit.
- Building permits must be posted in conspicuous place on construction board.
- A current permit for construction of a septic system is required prior to the issuance of a building permit.
- Roof system per 2018 Building Code
- Stair geometry in residential homes per 2018 Building Code
- 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.
- An oil burner permit is required for all oil-fired heating systems, including replacement of systems. This permit is issued by the Town Fire Chief.
- Propane, Heat Pump, Central Air per Building Codes
- New driveways entering from town roads need a driveway permit from the town road agent.
- All new homes need to contact the Selectmen's Office for 911 house number at beginning of project.
- Bonding of the water piping system to the electric service grounding is required.
- A bonding conductor connected to the grounding electrode conductor for telephone and cable TV is required at their service entrance locations.
- Unheated basement must have their ceiling insulated and a door is required at the bottom of bulkhead stairways to meet NH energy code.
- Electrical requirements per 2017 NFPA 70
- Solar projects must provide an affidavit from engineer that they comply with all applicable building codes electrically and structurally.
- For any new or renovation of commercial structures. A third party independent fire safety review of proposed construction or renovation will be required. And follow NFPA 1: fire code, 2018 edition:
  - 1.15
  - 1.16



## Structure Approval Form

*In order to make sure that the policies for both the Campground and the Town are met, the following packet must be completed and approved by both Danforth Bay and the Town of Freedom before construction may begin. If approved by Danforth Bay's Management team, the packet will then be given to the Town so the appropriate permits may be obtained.*

*Please complete the form and return to the Office at Danforth Bay.*

Name \_\_\_\_\_ Site # \_\_\_\_\_

### Decks

Dimensions of trailer (Box of trailer length and width without slides, overhangs, hitch or bumper) \_\_\_\_\_

Dimensions of proposed deck \_\_\_\_\_

Deck will be bolted together in how many sections? \_\_\_\_\_

What type of material will be used in the deck's construction, wood or composite? (Circle one)

Deck will be placed on cement blocks, patio blocks, or the ground? (Circle one)

Check one

\_\_\_\_\_ A manufactured add-a-room or screen room manufactured by Durabuilt or Silvertop will be placed on the deck. (Circle one)

\_\_\_\_\_ The deck will remain open without an add-a-room or screen room.

### Platform for pre-manufactured gazebo or screen room

Gazebos/screen rooms may not be larger than 12 x 12 feet and platform must match the size of the Gazebo and built in at least two sections.

Platform dimensions \_\_\_\_\_

### Sheds

Shed dimensions \_\_\_\_\_

Rubbermaid, Suncast, or Craftsman 7 X 7 Shed (Circle one) wooden (allowed but must be painted yearly and kept in like new condition, colors must be earth tones)

### Carport

A single car port 10x20 is allowed but must be approved by management before installation. Approved styles must include bungee elastic fasteners to attach the canvas roof and ensure the top remains tight. Side curtains are not allowed. Metal rooves are not allowed.

Carport Dimensions \_\_\_\_\_

*Attach a picture of desired carport.*

Danforth Bay Office use only :

Received by \_\_\_\_\_ Date Received: \_\_\_\_\_

Approved by (MGR) \_\_\_\_\_ Date Approved: \_\_\_\_\_

Notes \_\_\_\_\_