

Town of Effingham

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Class VI Road Policy

WHEREAS, Per RSA 674:41 no building can be erected on any lot within any part of the Town, nor can a building permit be issued for the erection of a building unless the street giving access to the lot upon which such building is proposed to be placed has the legal status of a class V or better roadway or is a class VI highway, provided that:

1. The Selectmen after review and comment by the Planning Board has voted to authorize the issuance of building permits for the erection of buildings on said class VI highway or a specific portion of it; and
2. The Town neither assumes responsibility for maintenance of said class VI highway nor liability for any damages resulting from the use of it; and
3. Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of the Town's responsibility and liability has been recorded in the Registry of Deeds

Without these, all building is prohibited.

WHEREAS, The State Supreme Court has said that the purpose of 674:41, I (c) is to prevent scattered and premature development; the decision whether to allow building on Class VI roadways is a major policy decision; unrestricted building can have a major impact on the Town's budget if the Town is forced to subsequently upgrade substandard/unmaintained roads.

THEREFORE, The Effingham Board of Selectmen after review and comment by the Planning Board has voted to authorize the issuance of building permits for the erection of buildings only on specific portions of the Class VI section of Libby Road being Map 12, Lots, 26-1,26-2, 26-3, 26-4, 26-5, 26-7, 0026-8 (aka Hertel Subdivision).

THEREFORE, The Effingham Board of Selectmen will evaluate applications for building permits upon Libby Road, in consultation with the Effingham Planning Board, vis-à-vis the following criteria:

1. Conditions of the road; does the road have adequate width, drainage, and grade to handle increased development?
2. Conditions of connecting road(s); are the roads leading to the Class VI road adequate to handle increased traffic?
3. Effects on municipal services; will the contemplated development result in a need for increased police, fire, water, sewer and electric services?

4. How will the proposed development affect neighboring properties and how well does the proposed development "fit" in to the general growth/development patterns in the Town?
5. Will the issuance of said building permit tend to distort the Town's street map and Master Plan?

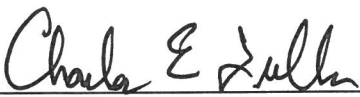
RESOLVED, that building permits will not be issued upon the following Class VI Roads or Class VI sections of: Highwatch Road, Hobbs Road, Knox Road, Moody Road, Rumney Hill Road, Wedgewood Road, West Range/Jack Russell Road, East Range Road, and Parsonsfield Road. It is determined by the Board of Selectmen, using the above criteria, that issuance of said permits will have a negative impact on the Town, i.e. the planned development is deemed "scattered and premature."

As of this day, April 26, 2022, the Town of Effingham Board of Selectmen have reviewed the above policies and guidelines and will do its best to adhere to and enforce them to the best of their ability.

Effingham Board of Selectmen



Lenny Espie



Chuck Fuller



Victoria Kirkwood

Revision 1 Date: April 26, 2022
Adoption: September 28, 2004

Town of Effingham Class VI Roads

Chase Mill Road	From intersection of Granite Road
East Range Road	From the intersection of Nutter and Clough City to Molly Philbrick Road
Highwatch Road	From #244 to Route 25
Hobbs Road	From #246, Map 410 L 50 to Old Pound Road
Jack Russel Road	From #82 to West Range Road
Knox Road	From corner of Snow and Colcord Hill Roads to Maine line.
Libby Road	From #26, Map 409 L14 to Old Pound Road
Moody Road	From #188 to Rumney Hill Road
Old Parsonfield Road	From the corner of Huntress Swamp Road and Route 153 to the Maine line.
Rumney Hill Road	From #86 to Moody Road
Wedgewood Road	From corner of Snow and Colcord Hill Roads to Maine line.
West Range Road	From #58 to Jack Russell Road