

## PROPOSED CHANGES (2)

### ARTICLE VII

#### ADMINISTRATION

**Section A. ENFORCEMENT.** It shall be the duty of the Board of Selectmen of their designees to administer this Ordinance.

**Section B. LAND USE AUTHORIZATION PERMIT.** The permitting process is established to ensure harmonious growth and development within the community.

1. Land Use Authorization Permits. It shall be unlawful to construct a new building or make exterior dimensional additions to a building without first obtaining a permit from the Board of Selectmen or their designee. Permits must be posted on the site and be easily visible. Land Use Permits are also required before any site work is started on any proposed or approved site plan or subdivision.
2. *If the land is part of a homeowners' association or condominium association, then the applicant must provide the Town with written approval for the project from the homeowners' association or condominium association prior to the issuance of a land use permit. The applicant must also certify, under oath, that the plan submitted to and approved by the homeowners' association or the condominium association is the same plan that was submitted to the Town.*
3. *Every applicant for a permit or approval under this Ordinance is deemed to have consented to such inspection of the relevant property or properties as is directly related to that application and is reasonably necessary for the Town's officials, board members, employees, or other agents to acquire information appropriate to make an informed decision relative to the application and to the determination of compliance with the permit and its terms of issuance, approved plans, conditions of approval, and requirements of this Ordinance. An applicant's refusal to consent to such inspection constitutes grounds for disapproval of the application or for refusal by the Town to issue any Land Use Authorization Permit and Land Use Compliance Certificate relative to the permit or application.*

**Section C. CERTIFICATE OF LAND USE COMPLIANCE.** A Certificate of Land Use Compliance must be obtained before the use or physical occupancy of any property, or building under but not limited to the following circumstances: all newly constructed buildings or additions thereto, additions to existing structures, significant change of use of facilities, and before any vacant land can be occupied.

1. Standards to be met before Certificate of Land Use Compliance is granted:
  - A. All uses shall conform to the current Land Use Plan Ordinance and any other applicable ordinances, including, but not limited to, Subdivision and Site Plan Review Regulations.
  - B. All land use authorization permits, restrictions and requirements therein, and any other applicable Town regulations and ordinances must have been met.
2. Administration of Certificate of Land Use Compliance:

- A. The Application for a Certificate of Land Use Compliance shall, when possible, be integrated with the Land Use Authorization Permit.
- B. The property owner shall inform the Enforcement Officer or the Town Planning Office as to when construction is complete and the Certificate is requested.

**Section D. ENFORCEMENT.** The Board of Selectmen or their designees, upon well founded information of any violation, is hereby authorized to initiate immediate steps for enforcement of this Ordinance by issuing due notice to stop and desist such violation. Violation of the Ordinance shall be subject to fines and penalties as set forth in RSA 676:17.