

## Accessibility & Development Potential Disclaimer

Section 4.10 of the Town of Chester's zoning ordinance requires that "No building or structure shall be erected on any lot within any part of the Town of Chester, nor shall a building permit be issued for the erection of a building or structure, unless the street giving access to the lot upon which the building or structure is proposed to be placed is a Town-approved street ...". Town-approved streets are Class V roads (or better) that have been accepted by the Town or NH DOT.

Discontinued (Class VI) roads are not eligible for development unless approved to be upgraded to Class V by either the Board of Selectmen or approval by the Legislative Body of a petitioned warrant article at Town meeting (RSA 231). Note that not all "woods roads" are Class VI roads. They may be logging roads, trails, former livestock rangeways, or permanently discontinued former Class VI roads.

Before purchasing a lot for development purposes, it is highly recommended that prospective buyers engage the services of an attorney to determine the legal status of the lot and its compliance with Town zoning requirements, and to retain the services of a certified engineer or land surveyor to research the accessibility of the parcel and the environmental factors that may affect the development potential of the parcel (wetlands, soils, steep slopes, 100-year flood plan et cetera).

The Town of Chester does not assume any liability for any opinions solicited from Town employees regarding these matters and prospective buyers are solely responsible for decisions related to the legal status of lots and their development potential.