

Regulations Affecting Building in Acworth

Acworth Conservation Zone:

Since 1973, no buildings may be constructed within 100 feet of all streambeds, lakes and ponds (natural and artificial). Only specific uses are permitted within this zone. Permit denial may be taken to the Zoning Board of Adjustments (ZBA) for special enumerated exceptions after review by Acworth Conservation Commission.

Acworth Crescent Lake Zone:

No buildings can be constructed within 100 feet of the lake; buildings can be constructed beyond 100 feet of the lake, but most conform to setback requirements of 40 feet from the right of way and 20 feet from side or rear property lines. There are height restrictions of 35 feet for all buildings and natural woodland buffers must be maintained within 150 feet of the shoreline; no cutting is permitted within 15 feet of the shoreline. Septic systems cannot be built within 100 feet of the shoreline and no fertilizer may be used within 25 feet of the shoreline.

State Wetlands Protection

State of New Hampshire permits are required for all excavation, removal, dredging, filling or construction (including installation of culverts or construction/repair of docks and piers) in or on the bank of any fresh surface water or wetlands. Surface waters include lakes, rivers, brooks and perennial and seasonal streams. Wetlands are areas saturated with ground or surface water enough to support certain vegetation which grows in saturated soil conditions. Questions: Call the NH Wetlands Bureau, 271-2147. Applications: Acworth Town Clerk

State Shoreland Protection

In addition to the town zoning (conservation zone and Crescent Lake zone), all property within 250 feet of the banks of Crescent Lake is subject to the State of New Hampshire's Shoreland Protection Act. Construction within 250 feet of the shoreline may require state permits and/or "wrapping" of the work, to minimize runoff and erosion. Questions: Call Jody Connor at DES, 271-3514

For More Information

Please check the Planning Board, Selectmen or Conservation Commission if you are unsure of whether permits are required for logging, building or expanding a driveway, installing culverts, building a dock, or building of any sort. Landowners are responsible for knowing the proper procedures. Contractors are held responsible for following all permitting procedures.

Conservation Commission-Sam Stephens, Chair(863-3735); Planning Board-Bruce Bascom, Chair(863-6361); Selectmen-Tom Batchelder, Chair(863-7217)

