

TOWN OF ORFORD, NEW HAMPSHIRE  
**NOTICE OF DECISION**  
**SPECIAL EXEMPTION FOR ACCESSORY DWELLING UNIT**

Accessory Dwelling Unit shall mean a separate subordinate dwelling unit or structure within 100 feet of the primary dwelling. An accessory dwelling unit could include a house, manufactured housing, and an apartment with a detached garage or other building. It shall not include an apartment within the house or an attached garage or other attached building.

Property Owner \_\_\_\_\_  
(Please type or print)

Street Address \_\_\_\_\_

Tax Map # \_\_\_\_\_ Lot # \_\_\_\_\_

Description of existing and proposed dwelling units:

APPROVED EXEMPTION: List conditions, if any, in addition to the standard conditions on the reverse side of this form:

GROUPS FOR DENIED EXEMPTION:

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Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by the Orford Planning Board on \_\_\_\_\_, 20\_\_\_\_.

Planning Board Chair (print): \_\_\_\_\_

Chair Signature: \_\_\_\_\_

This NOTICE OF DECISION shall be recorded in the Grafton County Registry of Deeds with the landowner listed as the Grantor and the Town of Orford listed as the Grantee.

**STANDARD EXEMPTION CONDITIONS  
SPECIAL EXEMPTION FOR ACCESSORY DWELLING UNIT**

1. Landowner Signs for Notice of Exemption: The Landowner shall acknowledge and sign a receipt of the notice of exemption and agrees to be bound by the terms and conditions of the exemption before the exemption becomes effective. The Town shall record the signed and Planning Board approved Notice of Exemption at the Grafton County Registry of Deeds under the name of the landowner or grantor as notice for any transfer of the property.
2. Future Subdivision: In the event of a subdivision of the lot in the future, the proposed division of the lot shall comply with the Subdivision Regulations in effect at the time. If a lot containing two dwelling units for which an exemption has been granted cannot comply with the Subdivision Regulations, including the separation of the two dwelling units, each onto a separate lot which complies with the Subdivision Regulation, then subdivision approval may be denied and the two dwelling units shall continue to be owned by one owner on one lot.
3. Taxation: A copy of the notice of exemption shall be furnished to the Board of Selectmen to be attached to the tax record for the lot. There shall be noted on the tax record that there can be no conveyance of individual dwelling units without subdivision approval from the Planning Board. If one of the dwelling units is moved from the lot or destroyed, dismantled or otherwise rendered uninhabitable, the landowner shall inform the Selectmen and the Planning Board in writing and, upon verification, the Planning Board shall issue to the landowner a cancellation of the exemption to be recorded in the Grafton County Registry of Deeds and cross-referenced to the notice of exemption.
4. Loss or Destruction: If one of the dwelling units is destroyed by fire, flood or other casualty, that dwelling unit can be replaced on the same site. In the event of such destruction and intent to rebuild, the landowner shall provide sufficient information to the Planning Board so that the Board may determine that this condition is met.
5. Violation: If the Town is required to take legal action upon any expiration of the exemption or violation of the exemption, the landowner shall reimburse the Town for all legal expenses incurred and the costs, if any.