

ARTICLE 4
Amended to Town Meeting 2005
CONDOMINIUM CONVERSION

- 4.1. **AUTHORITY AND PURPOSE:** In order to promote the health, safety and general welfare of the community, the following Ordinance is hereby enacted by the voters of Epping, New Hampshire. This Ordinance is in accordance with Chapters 356 and 674, New Hampshire Revised Statutes Annotated.
- 4.2. **DEFINITIONS:**
- 4.2.1. **Condominium** - Real property, and any interest therein, in which undivided interests in common area are vested in the unit owners and as further described in RSA: 356b.
- 4.2.2. **Condominium Instruments** - A collective term referring to the declaration, by-laws, site plan and floor plan, recorded pursuant to RSA:356b.
- 4.3. **CONVERSION:** In any district, conversion to condominiums ownership shall require Planning Board approval following a public hearing. Approval shall be granted only if all the following conditions are met:
- 4.3.1. A complete set of site plans and floor plans, as well as a complete set of all condominium documents are on file with the Planning Board.
- 4.3.2. Documentation reflecting Office of the Attorney General approval of all condominium instruments as called for in RSA:356b.
- 4.3.3. The septic system standards of the New Hampshire Water Supply & Pollution Control Division existing as of the date of the request for condominium conversion are met or exceeded by all systems used by the units associated with the condominium conversion, and a certificate to that effect is filed with the Planning Board based on review of town records by the Building Inspector and on-site inspection of systems and soil conditions by a professional engineer or soils scientist.
- 4.3.4. The off-street parking requirements of the Town of Epping existing as of the date of the request for condominium conversion are met.
- 4.3.5. The proposed conversion to condominium ownership shall not adversely affect surrounding properties.
- 4.3.6. A plan is submitted to the Planning Board showing the location of all utilities on the site, the location of all water connections and locations where the shutoff valve will be located for each unit. The plan shall indicate whether or not additional meters other than those existing or additional lines from the street will be required as a result of the condominium.
- 4.3.7. The commercial or residential units subject to the request for condominium conversion, legal units pursuant to town ordinances. The burden shall be on the petitioner to demonstrate that the units to be converted have legal status.