



# Town of Hebron

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- PLANNING/ZONING
- BUILDING
- HEALTH
- CONSERVATION

## WHAT INFORMATION IS NEEDED IN ORDER TO OBTAIN A DECK PERMIT

The information in this handout is to help guide you in the permitting requirements for decks and addresses the common questions asked.

### What information do I need for a permit?

- You will need to provide a plot plan showing the location of;
  - House and all other structures on the property
  - Location of your septic system and well
  - Location of any wetlands on your property
  - Location of your deck with dimensions from the property lines, house, septic and wetlands.
- The Building Official will need construction documents for the deck. The plans need to show enough information so that I can build it.

### How do I get a site plan of my property?

- You can obtain a copy of your site plan from our office if available in our file or you can go to the Assessor's office and request a copy of your site plan from the GIS system.

### How close can I be to my property line?

- Decks must meet the minimum setback requirements established by the zoning regulations. You can call our office to obtain information on the zoning district you are in and the setback requirements.

### If I have wetlands on my property, how far away do I need to be?

- The regulated area is 100'-0" from the wetlands delineation. Some areas around Town have a regulated up to 300'-0". Any activity in the regulated area requires approval from the conservation commission.
- Any activity in a conservation easement shall require approval from the conservation commission.

### How far away from my septic system do I have to be?

- Decks must be a minimum of 5'-0" from any part of the septic system

### How far away from my well do I have to be?

- Decks have no separation requirements

### Do I need to have test pits done since I have a septic system?

- Usually not for decks, please contact the sanitarian

### How much are the permits?

- For properties with a septic system the cost for the health permit is \$15.00 made payable to "Chatham Health District"
- The building permit fee is based on the construction value of the project. The construction value includes the cost of labor and materials for the work. If you are unsure of the construction value, we can calculate it for you.
- Applications for permits to the conservation commission are \$90.00.

### Who can I contact with any questions I may have?

- Building Official ext. 142
- Zoning Enforcement Officer ext. 142
- Wetlands Agent ext. 139
- Sanitarian ext. 140