

Utility & Property Information

Address: 290 East Green Mountain Road, Claremont, NH 03743.

From Route 103 in Claremont, turn onto Old Newport Road at the Claremont Center Self Storage. Turn left onto East Green Mountain Road. Continue to property just after the driveway access to a home with a 911 address of 284 E Green Mountain Road. See real estate sign in the field.

Taxes: Town of Claremont — \$14.74 (2020-2021 Non-Homestead Value).

Zoning: Rural Residential-2 (RR-2) District.
Access the [Claremont Code of Ordinances](#) for further information. The Claremont Planning and Development Office may also be contacted at 603-542-7008 or info@claremontnh.com with any additional questions. [Building permits](#) are required.

RR-2 Minimal Dimensional Requirements (per district zoning):

Lot Area: 1 Acre **Road Frontage:** 150' **Front Setback:** 50'

Power: New Hampshire Electric Coop — utility pole #6/123 is located along the property's road frontage. No formal estimate can be provided until power service application is submitted and a site visit has been conducted. For more information, please contact NHEC at 800-698-2007.

Septic/Water: Soil testing has been performed on the property. Please see *Supporting Documents & Maps* for the test pit #1 results as well as the test pit map for reference. Per state regulations, purchasers will need to provide their own state approved septic permit. State wastewater regulations apply.

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Easements: The property conveys subject to and with the benefit of utility easements granted to New Hampshire Electric Coop, New England Telephone & Telegraph Co., as well as to Verizon New England, Inc.

Road: East Green Mountain Road — Paved becoming Gravel, Class V town plowed and maintained road.

Driveway: Per the survey for the property, a 18" culvert will be required to be installed

for the proposed driveway on the lot.

The seller is considering granting a driveway easement that connects to an existing driveway that adjoins this property, which may reduce the cost to install a driveway to the proposed homesite area. If this easement is granted by the seller, the driveway would be shared with the adjoining property to the east of this parcel.

Services: Consolidated Communications offers internet & telephone services to homes located along East Green Mountain Road. DirecTV offers satellite TV services to homes along East Green Mountain Road.

Disclaimer: *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. No responsibility will be assumed for decisions and offers made from this information.*