

GRAY STREET CONSTRUCTION ORDINANCE UPDATE

DRAFT MARCH 3, 2011

PROPOSED CHAPTER 401 & 400 AMENDMENTS

Upgrades of Existing Private Roads

ADDITIONS INDICATED BY UNDERLINE TEXT,
DELETIONS BY ~~STRIKETHROUGH~~

PART 1 – Amend the Gray Subdivision Ordinance (chapter 401) by adding a new subsection 401.13.16 A.7 and by amending Table 401.13.16-2 to read as follows:

Note: Part 1 the proposed amendments requires that existing substandard roads be upgraded as a condition of subdivision approval. Development of individual lots not involving subdivision approval will not be subject to this requirement. Existing roads that have slightly less than a 50-foot right of way will meet the right of way width requirement.

401.13.16 Specific Access and Street Design Standards [Adopted Dec 7, 2010]

A. Access Control.

7. Proposed Subdivisions on Existing Substandard Roads

When a proposed subdivision is to be located on an existing road, whether publicly or privately owned, not meeting the design and construction standards of Table 401.13.16-2, the existing road shall be upgraded per the following requirements:

- a. The existing road shall be upgraded to meet the design requirements for a Rural Public Easement street from the intersection of the new subdivision street(s) with the existing road to the point where a paved public road provides access. The limit of dwelling units shall not apply to the existing substandard road if it is upgraded.
- b. The applicant for subdivision shall prepare plans for the road improvements meeting the requirements of Section 401.13.16 B.1.a. through c.
- c. The existing substandard road shall be upgraded to meet the drainage requirements of Section 401.13.16 B.3,
- d. Construction improvements on the existing road shall meet the standards of Section 401.13.16 C. 2 through 5 for road base and paving specifications.
- e. The Planning Board may grant waivers per the criteria of Section 401.12.2 of the construction standards for spot locations on the existing road per recommendations of the Town Engineer provided that the overall condition

of the substandard road is brought up to the ordinance standards.

TABLE 401.13.16-2

ITEM	Sub-collector Streets	Village Public Street	Rural Public Street	Rural Public Easement Street	Minor Rural Street
A. Minimum width right of way ¹	60 ft	60 ft	50 ft	50 ft ⁵	50 ft
B. Minimum grade	.5 percent ²	.5 percent ²	1 percent	1 percent	1 percent
C. Maximum grade	8 percent	8 percent	10 percent	10 percent ³	10 percent ³
D. Maximum grade within 75 ft of intersection	3 percent	3 percent	3 percent	3 percent	3 percent
E. Width of shoulders on each side	4 ft (paved)	4 ft (paved)	4 ft (paved)	2 ft (gravel)	2 ft (gravel)
F. Minimum travel way width	22 ft	20 ft	20 ft	18 ft	16 ft
G. Aggregate sub-base course gravel	15 inches	15 inches	15 inches	15 inches	15 inches
H. Aggregate upper base crushed gravel	3 inches	3 inches	3 inches	3 inches	3 inches
I. Bituminous paving	3-1/4 inches	3-1/4 inches	3-1/4 inches	3-1/4 inches	
J. Sidewalks (one side min.):					
Minimum width	5 ft	5 ft			
Aggregate sub-base course gravel	8 inches	8 inches			
Aggregate upper base crushed gravel	2 inches	2 inches			
Bituminous paving	2 inches	2 inches			
K. Minimum curb radii:					
90 degree intersections	40 ft	25 ft	25 ft	15 ft	15 ft
Less than 90 degrees	40 ft	30 ft	30 ft	20 ft	20 ft
L. Minimum dwelling units	51	4	26	11	2
L. Maximum dwelling units	100 ⁴	50	50	25	10

¹ Where road grading extends beyond the specified right of way width, the right of way shall be widened at that location to include the areas of extended grading

² Increase to 1 percent grade with open drainage system

³ Road sections of less than 500 feet length can add 2 percent to the maximum grade provided that such sections are separated by a minimum distance of 500 feet and do not exceed the limitations of Section 401.13.16.A.5 for horizontal curvature of the road.

⁴ Streets serving more than 100 homes shall meet the sub-collector standards with four (4 in) inch pavement per Section 401.13.16 C.2.

⁵ Upgrades of existing roads under Section 401.13.16.7 may be done on a “three-rod road” with a right of way measuring 49.5 feet.

PART 2 – Amend the Gray Street Construction Ordinance (chapter 400) by deleting Sections 4.1 through 4.5 and Tables 4.1 and 4.2 in their entirety.

Note: Part 2 of the proposed amendments eliminates allowances for major subdivisions on existing substandard roads from the Street Construction Ordinance and also eliminates requirements for upgrading such roads in order to get building permits for individual, non-subdivision lots. Upgrading requirements for subdivisions will now be covered by the Subdivision Ordinance.