

MINIMUM STREET REQUIREMENTS TOWN ACCEPTANCE

Article I. Statement of Purpose

The purpose of this ordinance is to promote the health, safety, and public welfare of the residents of Chesterville by means of establishing minimum standards for streets which may be accepted as town ways.

Article II. Authority, Administration and Effective Date

Section 1.

This ordinance is enacted pursuant to Title 30, M.R.S.A., Section 1917 Ordinance, Power Limited and Section 2151, Police Power Ordinances.

Section 2.

This Ordinance shall be administered by the Selectmen who shall consult with the Planning Board and Road Commissioner.

Section 3.

The effective date of this ordinance is 7 December 1987.

Article III. Applicability

Section 1.

This Ordinance shall apply to all streets within the Town accepted as town ways after the effective date of this Ordinance.

Section 2.

Alterations, widening and improvements of town ways shall be consistent with Article V. General Requirements for all Street Construction of this Ordinance. Where the alterations, widening or improvements of town ways cannot be completed in accordance with this Ordinance, the Selectmen shall specify in writing the nature of the relaxation in standards.

Section 3.

Nothing in this Ordinance shall be construed to prevent the design and construction of streets which meet higher standards, use improved methods or higher quality materials. The determination of the acceptability of other standards, methods or materials shall be made by the Board of Selectmen, with advice of the Planning Board and Town Road Commissioner.

Article IV. Applications

Prior to the construction of any new street or reconstruction or lengthening of an existing street, an application shall be submitted to the Board of Selectmen. Persons (other than applicants for subdivision approval) petitioning for the laying out of a town way or dedicating a street in fee to the Town for acceptance as a town way shall submit the following information in the application.

Section 1. Submission Requirements

- a. The name(s) of the applicant(s).
- b. The name(s) of the owner(s) of record of the land upon which the proposed town way is located.
- c. A statement of any legal encumbrances on the land upon which the proposed town way is located.
- d. The anticipated starting and completion dates of each major phase of street construction.
- e. A plan profile and typical cross-section views of all proposed streets.

Section 2. plans

The plans and illustrations submitted as part of the application shall be prepared by a registered land surveyor or Professional Engineer to include the following information.

- a. The scale of the plan shall be to the town's satisfaction.
- b. The direction of magnetic north.
- c. The starting and ending point with relation to established roads, streets or ways and any planned or anticipated future extensions or the streets proposed for acceptance. (All terminal points and the centerline alignment shall be identified by survey station.)
- h. The roadway and roadway limits with relation to existing buildings and established landmarks.
- e. Dimensions, both lineal and angular, necessary for locating boundaries, and necessary for locating subdivisions, lots, easements and building lines.

- f. The lots as laid out and numbered on said street, showing the names of all abutting property.
- g. All natural waterways and watercourses in or on land contiguous to said streets or ways.
- h. The kind, size, location, profile and cross-section of all existing and proposed drainage ways and structures and there relationship to existing natural waterways.
- i. A soil erosion and sedimentation control plan showing interim and final control provisions.
- j. Curve data for all horizontal and vertical curves shall be the center line radius, arc length, beginning or curve and end of curve points.
- k. All centerline gradients shall be shown and expressed as a percent.
- l. All curve and property line radii of intersections.
- m. The limits and location of any proposed sidewalks and curbing.
- n. The location of all existing and proposed overhead and underground utilities, to include but not be limited to the following: (Note: When a location, in the case of any underground utility, is an approximate, it shall be noted on the plan as such.)
 - 1. Public water supply lines;
 - 2. Sanitary sewer lines;
 - 3. Storm drains;
 - 4. Telephone line poles or underground vaults;
 - 5. Electrical power line poles or underground vaults;
 - 6. Fire hydrants;
 - 7. Street lights; and
 - 8. Gas lines.
- o. The name(s) of each proposed new road or street.

Section 3. Subdivision Applications

Subdivisions, as defined by 30 M.R.S.A., Section 4956, which contain proposed streets shall submit to the Planning Board as an integral part of the plot plan all information concerning proposed street required in Article IV, Sections 1 and 2.

Section 4.

The Board of Selectmen shall, after receipt of a complete application, notify the Planning Board and Road Commissioner requesting their review and written comments. The Planning Board, after receipt of a complete application for subdivision approval that includes a proposed street(s), shall notify the Board of Selectmen and the Road Commissioner requesting their review and written comments. The Board of Selectmen shall take action on all applicants for street approval within 45 days of the receipt of a complete application.

Section 5. Public Acceptance of Streets

The approval by the Board of Selectmen of a proposed street shall not be deemed to constitute or be evidence of any acceptance by the Municipality of the street. Final acceptance of a proposed street shall be by an affirmative vote of Town Meeting.

Article V. General Requirements for all Street Construction

Section 1. Street Design

Proposed streets shall be in harmony and conformance with existing and future streets. Street patterns shall give due consideration to contours and natural features. Every proposed street in a subdivision shall be laid out and constructed as required by the following minimum regulations.

a. Existing Streets Extended: Existing streets shall be extended at the same or greater width and in no case shall they be extended at less than the existing width.

b. Street Names: Street names shall require the approval of the Board of Selectmen. Streets that are obviously in alignment with streets already existing and named, shall be given the name of the existing street. Names of new streets shall not duplicate or closely approximate those of existing streets.

c. Intersections: All street intersections shall be at angles as close as ninety degrees as possible. In no instances shall street intersections be at an angle of less than sixty degrees.

d. Curb Line Radius: The curb line radius at street intersections shall be at least 25 feet. Where the angle of the street intersects is less than ninety degrees, a longer radius may be required.

e. "T" Turn Around: All dead end roads shall have a "T" type turnaround a minimum of 50 feet by 75 feet.

- f. Drainage: Adequate provisions shall be made for disposal of all surface and subsurface water and underground water through ditches, culverts, underdrains, and/or storm water drainage systems. Drainage design shall be based upon the ten year storm event. Provisions must be made for natural water courses.
- g. Catch Basins: Catch Basins (of standard design) shall be built where necessary and culverts of proper size and capacity will be installed at all watercourses with necessary headers.
- h. Slopes and Ditches: Slopes and Ditches shall slope away from the shoulders or the road at a ratio of at least four (4) horizontal feet to one (1) foot vertical and never steeper than 2 to 1. In cases where this is not possible or practical as where the roadway cuts through the side of a hill, all cuts shall be made so that the adjacent slopes will not slide. The tops and sides of all cuts shall be cleared of all trees, stumps and boulders for an adequate distance so as to prevent such material from sliding into the ditches. Banks will be loamed, seeded and mulched.
- i. Marginal Access Streets: Where a subdivision abuts or contains an existing or proposed arterial street, the Board may require marginal access streets (street parallel to arterial street providing access to adjacent lots), reverse frontage (that is frontage on a street other than the existing or proposed arterial street) with screen planting contained in a non-access reservation along the rear of the property lines, or such other treatments as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- j. Sidewalks: The Board shall have authority to designate whether sidewalks will be required.
- k. Utilities: Longitudinal runs of water and/or sewer mains shall be laid outside of the travel lanes and clear of any present designed sidewalks. Utility poles shall be so placed that any present or designed sidewalks may be contained within the boundaries of the street or way without obstructions by poles or appurtenances.

Section 2 Classification of Streets

- a. In all new subdivisions, streets that are to be dedicated to public use shall be classified as provided in Subsection 2.
 - 1. The classification shall be based upon the projected volume

of traffic to be carried by the street, stated in terms of the number of trips per day.

2. The number of dwelling units to be served by the street may be used as a useful indicator of the number of trips but is not conclusive.
3. Whenever a subdivision street contains an existing street that formerly terminated outside subdivision or it is expected that a subdivision street will be continued beyond the subdivision at some future time, the classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.

b. The classification of streets shall be as follows.

1. Local. A street whose sole function is to provide access to abutting properties. It serves or is designated to serve no more than 45 dwelling unit.
2. Collector. A street whose principle is to carry traffic between streets and arterial streets but may also provide direct access to abutting properties.
3. Arterial. A major street in the Town's street system that serves as an avenue for the circulation of traffic into, out or around the town and carries high volumes of traffic.

Section 3 Construction Standards

Item	Arterial	Collector	Local
1. Minimum width of right of way	80ft.	60ft.	50ft.
2. Minimum width of traveled way	44ft.	24ft.	20ft.
3. Minimum grade	.5%	.5%	.5%
4. Maximum grade	.5%	.8%	.12%
5. Maximum grade at intersections - 3% within 50ft. of intersections.			
6. Minimum angle of intersections	90%	90%	90%
7. Width of shoulder	9ft.	6ft.	3ft.
8. Minimum center line radii on curves	800ft.	200ft.	200ft.

9.	Minimum tangent length between reverse curves	300ft	100ft.	50ft.
10.	Road base (minimum)	24in.	18in.	16in.
	Sub-base	18in.	12in.	10in.
	Upper base	6in.	6in.	6in.
11.	Paving (Bituminous hot top)	2in.	2in.	2in.
12.	Road crown (minimum)	.25/ft	.25/ft.	.25/ft
13.	Sidewalks with (where required)	8ft.	4ft.	4ft.
14.	Property line radii (intersections)	26ft.	15ft.	10ft.
15.	Curb radii at intersections			
	90 degrees	25ft.	25ft.	25ft.
	Less than 90 degrees	90ft.	30ft.	30ft.
16.	Minimum distance between intersections	400ft.	200ft.	200ft.

Section 4 Gravel Surface Streets:

Certain local streets may be accepted as town ways with gravel surfaces. The Selectmen, with advice from the Road Commissioner and the Planning Board, shall review requests for gravel surfaced roads. In reviewing requests for gravel surface roads, the following requirements shall be met, in addition to all other design standards.

- a. The area has low development density.
- b. Dust from the road surface will not adversely effect adjacent properties.
- c. The surface materials must support the traffic loads without detrimental deformation.
- d. The surface materials must be capable of withstanding the abrasive action of traffic.
- e. The surface materials must shed rain which falls on the surface.
- f. The surface material shall possess capillary properties in amounts sufficient to replace the moisture lost by surface evaporation.

Section 5 Privately-Owned Roads:

Private roads, which have met the standards set forth for local roads, except Section 3, item 11, may be permitted in a subdivision provided the following are met.

- a. Safe Passage. All private roads shall be designed and constructed to facilitate the safe and convenient movement of motor vehicles, emergency vehicles, and pedestrian traffic.
- b. Private Road Services Single Development. No road intended to be private is planned to be extended to serve property outside a subdivision.
- c. Drainage. Adequate provisions are made for disposal of all surface water and underground water through ditches, culverts, underdrains, and/or storm water drainage systems. Provisions must be made for natural water courses.
- d. Maintenance. The subdivider shall demonstrate to the satisfaction of the Board that the private road will be properly maintained.
- e. Deed Restriction. The subdivider shall cause each property deed to clearly state that the road is a private road and the Town of Chesterville will not be responsible for maintaining or plowing.
- f. Plan Condition. The recorded subdivision plat shall clearly state that such road is private.

Article VI. Inspections

The Road Commissioner or other agent of the Board of Selectmen shall make periodic inspection of streets during construction to ensure that it is in conformance with this ordinance. He shall make interim reports to the Board of Selectmen or the Planning Board on construction progress when requested.

The Road Commissioner shall make a final inspection upon completion of construction and shall submit a written report to the Board of Selectmen prior to Town Meeting action on acceptance of the proposed street.

Article VII. Variances and Waivers

Section 1.

Where the Board of Selectmen finds the extraordinary and unnecessary hardships may result from the strict compliance with these standards or where there are special circumstances of a particular application,

it may vary these standards so that substantial justice may be done and the public interest secure.

Section 2.

In granting variances and modifications, the Board of Selectmen shall require such conditions as well, in its judgement, secure substantially the objectives of the requirements so varied or modified.

Article VIII.

If any section, subsection, sentence, clause, phrase of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Article IX Appeals

An appeal may be taken within 30 days from the Board of Selectmen's decision on the application, by any party to Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Article X. Amendments

This Ordinance may be amended by majority vote of the Town Meeting. Amendments may be request of the Planning Board to the Selectmen or on a petition of 10% of the votes cast in the last gubernatorial election in the town. The Board of Selectmen shall conduct a public hearing on any proposed amendment.