

ARTICLE __: (Planning Board) - Shared Driveway Standards - To Establish Design

Standards for Shared Driveways: To see if the Town will vote to amend the Dudley Zoning Bylaw, Section 7.01.00, Driveway / Curb Cut Permit, Subsection IV.F by inserting the following underlined language as design standards for construction of shared driveways, and to change the special permit granting authority from the Zoning Board of Appeals to the Planning Board for more than two lots, or take any other action relative thereto.

F. One driveway can be used for two (2) houses. Only by a special permit from the ~~Board of Appeals~~ Planning Board can more than two houses use the same driveway. Shared driveways shall meet the following design standards:

1. The distance of the shared driveway measured from the street line to the point where the shared driveway splits into individual driveways shall not exceed a distance of five hundred (500) feet, unless the Highway Superintendent or Planning Board, as the case may be, after referral to the Fire Department for comment, makes a determination that said driveway will provide safe access for fire, police and emergency vehicles.
2. The shared driveway shall lie entirely within the boundaries of the lots to which it provides access and shall be separated from any other lots to which access is not being provided by an appropriately landscaped buffer area at least twenty (20) feet in width.
3. The shared driveway shall have a minimum cleared width of twenty (20) feet, and a minimum travel way of sixteen (16) feet.
4. The roadway surface shall have a minimum of four (4) inches of graded gravel, placed over a properly prepared base, graded and compacted to drain from the crown. The driveway shall be paved for the first fifty (50) feet in order to prevent erosion onto the street.
5. The grade of each shared driveway where it intersects with the public way shall not exceed six percent (6%) for a distance of fifty (50) feet whether upgradient or downgradient from the street.
6. The shared driveway shall not disrupt existing drainage patterns or cause material to enter the traveled way of a public street. The applicant shall submit a grading plan showing existing and proposed conditions to demonstrate compliance with this requirement.
7. The applicant shall submit proposed documents to the Highway Superintendent or Planning Board as the case may be, demonstrating that, through easements, restrictive covenants, or other appropriate legal devices, the maintenance (including snow removal), repair and liability for the shared driveway and all public utilities shall remain perpetually the responsibility of the private parties and their successors in interest.
8. The shared driveway shall never be used to satisfy frontage requirements.
9. An application for a shared driveway shall include a plan showing the driveway serving the premises, stopping sight distances in each direction with the adjoining roadway, and existing and proposed topography at two-foot contour intervals. This information may be shown on a site plan, an Approval Not Required Plan, or any other plan of the lots to which access is to be provided by the shared driveway.