

MINUTES-WORK SESSION
PLANNING BOARD
January 29, 2020

Present: Bert Hamill, Deirdre Daley (acting Chair), Craig Smeeth, Lou Guarino and Debbie Deaton

Deirdre called the work session to order at 6:05. Susan Maillet attended the work session and is interested in becoming a member of the Planning Board.

The Board discussed the Driveway Regulations and made the following recommended changes:

SECTION V: DRIVEWAY CONSTRUCTION STANDARDS:

- A. No driveway shall be constructed within 50' of the intersection of two public roads.
- B. Commercial driveways are to be no more than ~~50'~~ **24'** in width, except that a driveway may be flared beyond a width of ~~50'~~ **24'** at its junction with the highway to accommodate the turning radius of vehicles expected to use the particular driveway.
- C. Residential driveways are to be no less than 10' and no more than ~~20'~~ **18'** in width **plus a 3' shoulder**, except that a driveway may be flared beyond the width of the driveway at its junction with the highway to accommodate the turning radius of vehicles expected to use the particular driveway, entrance, exit or approach.
- D. A maximum of two driveways, ~~entrances, exits or approaches~~ are allowed from any highway or private street to any parcel of land.
- E. Access to the highway shall be at an angle **as close to 90 degrees as practicable but no less than 60 degrees**. ~~of no less than 60 degrees and at a 90 degree angle wherever possible.~~
- F. ~~The driveway access shall be graded so that storm water runoff from the driveway does not flow into the highway or private street or onto an adjacent property. The grade of any driveway access shall slope ¼" to ½" per foot downward away from the edge of the travel surface for a minimum distance of 20' or as directed by the Selectmen or their designee.~~ **Bert will rewrite this section to include crown and slope.**
- G. All season safe site distance shall be provided in both directions along the highway as per the table below. All season safe distance means a line which encounters no visual obstruction between two points, each a height of 3'6" above the pavement allowing for a snow/wind row and/or seasonal changes and so located to represent the line of sight between the operator of a vehicle using the driveway, entrance, exit or approach (operator's eye assumed to be 10' from the edge of travel surface and the operator of a vehicle approaching from either direction). Sight distance maintenance (grass, brush, etc.) is the responsibility of the driveway property owner. In the event that the required site distance is not able to be met, for an existing lot of record, the driveway shall be placed in the optimum location to provide the maximum sight distance possible.

HIGHWAY OR PRIVATE STREET SPEED LIMIT	MINIMUM SIGHT DISTANCE
25 mph	150 feet
30 mph	175 feet
35 mph	200 feet
40 mph	225 feet
45 mph	275 feet
50 mph	350 feet
55 mph	400 feet

- H. Driveway culverts as required by the Selectmen or their designee shall be a minimum of ~~12"~~ **18"** in diameter. Culverts will be installed by the owner under the supervision of the Selectmen or their designee. Driveway culverts shall be long enough to maintain the driveway width dimension and/or at least a 3:1 side slope. Driveway culverts shall be new corrugated plastic **or concrete which meets H-20 loading.** ~~or as approved by the Selectmen or their designee.~~ Concrete or rubble masonry headers are required on both ends of culverts where flared end sections are not reasonable to use. ~~to be decided at the discretion of the Selectmen or their designee.~~
- I. Culverts and driveways shall be maintained by the owner.
- J. Driveways ~~1,000' or more in length or containing slopes greater than 12%~~ may require a drainage plan ~~by a New Hampshire licensed engineer or other source acceptable to the Selectmen or their designee~~ to ensure that storm-water and spring melt-water will not result in erosion or endanger the integrity of the highway or private street.
- K. ~~Paved drainage swales may be allowed within the ditch line at the end of a driveway to provide drainage relief, if determined by the Selectmen or their designee that a culvert was either not appropriate or not possible to install.~~
- ~~L. No driveway is to be constructed within 100' of an existing residential driveway or within 200' of an existing non-residential driveway.~~
- M. Shared Driveways: At times it may be desirable to have two or more (but not more than four) properties share a common driveway, the primary consideration being traffic safety. In the case of a common driveway shared by 3 or more dwellings, the driveway shall be named and a sign showing the driveway name and the location of the dwellings shall be displayed near the entrance to the driveway in order to ensure timely location of homes by emergency vehicles **and be in compliance with E911.** The Board of Selectmen must approve the name of the driveway. ~~The Board of Selectmen may grant a common driveway permit after a successful site review by the New Ipswich Planning Board. The site review will be conducted in accordance with the New~~

~~Ipswich Planning Board regulations in existence at the time.~~ The Planning Board may consider any of the following reasons in determining whether a common driveway is the prudent choice:

1. To minimize entries onto ~~state highways or other major highway~~ or private streets.
2. To improve sight distances where they might otherwise be too short for safe entry onto the public road.
3. To avoid locations where steep slopes preclude or make difficult the construction of a safe driveway.
4. To take advantage of an existing highway or private street.
5. To avoid wetlands.
6. Any other site specific condition indicating a shared driveway as the prudent choice.
 - a. Depending on the length of the driveway and other site conditions, the Planning Board may require: passing areas, turning areas, drainage and erosion control both during and after construction. With respect to the shared property line, common driveways constructed under this provision need not comply with the setback requirement of Article XII, Section A of the Town of New Ipswich Zoning Ordinance. Due to their complex nature, an easement and maintenance agreement shall be drafted prior to approval and shall be recorded at the Registry of Deeds. This agreement shall include the following information and may be reviewed by the Town attorney at the applicant's expense:
 1. The Parties involved
 2. Who will be responsible for maintenance (winter plowing, upkeep, etc.)
 3. Who will be responsible for improvements (resurfacing, paving, etc.)

The Board adjourned at 8:05 p.m.

Respectfully submitted,

Debbie Deaton
Land Use Administrator