

ARTICLE XX: To see if the Town of Groveland will amend its Zoning By-law Article II Definitions Section 50-2.1 Terms Identified to add “Common Driveways” as follows:

Common Driveway - A driveway which provides access to more than one lot, each of which has at least the minimum required frontage on a street as required by the Zoning Bylaw.

(Requires a 2/3rd Majority)

Article submitted by the Planning Board

Note: Developments continue to seek excessive waivers from the Subdivision Control Law in order to create a road that functions as a shared drive. In efforts to meet the standards for roadway construction the design is poorly impacted. This change will provide better land use and ensure appropriate access.

ARTICLE XX: To see if the Town of Groveland will amend its Zoning By-law Article X Residential Development and further add Section 50-10.4 and add the following language:

Section 50-10.4

Common driveways may be allowed by Special Permit from the Planning Board in all zoning districts when deemed in the best interest of the Town under the provisions of M.G.L. Chapter 40A §9 and in accordance with the following provisions:

- (1) Lots to be served by a common drive must meet the minimum dimensional standards of the Zoning Bylaw in effect at the time they were created.
- (2) Common drives may only access the street where the lots served have required legal frontage.
- (3) Minimum width of eighteen feet (18')
- (4) Maximum grade of ten percent (10%), three percent (3%) within 50 feet of the street line.
- (5) Maximum length of five hundred feet (500')
- (6) No closer than 50' to any intersecting way
- (7) Construction: 6" gravel road base, 1 ½" binder course, 1" top course
- (8) Maximum number of lots that may be served by a common drive is three (3)
- (9) Minimum center line radius of 60'
- (10) Said driveway shall be located entirely within the lots served.
- (11) Sight distance at the street line shall be in accordance with MHD standards, in no case shall it be less than 200 feet.
- (12) A hydrant needs to be provided pursuant to NFPA1 requirements for single and two-family dwellings.
- (13) The plan for the common driveway and the deed to lots serviced by a common driveway shall contain a restriction that said common driveway shall remain private in perpetuity, no parking will be allowed on the common drive and all driveway maintenance, snowplowing and rubbish collection shall be the land owner's responsibility. Specifically, each lot deed must allow for use and maintenance of the common driveway by each of the lots served by the common

driveway. A copy of said recorded deeds shall be provided to the Board prior to issuance of a Building Permit for the homes located on said lots.

- (14) Private driveways branching off the common drive shall be reviewed and approved in each case by highway, fire and police to ensure emergency vehicle access. This stipulation applies specifically to private drives off a common driveway.
- (15) Underground utilities shall be provided on common driveways, unless the Planning Board makes findings in open meeting that underground utilities are not practical due to extreme topographical or environmental constraints and/or safety issues. Above ground utilities shall not be allowed solely for the convenience and/or preference of a petitioner.
- (16) Applicants must provide drainage calculations relative the Massachusetts Stormwater Handbook, and propose appropriate mitigation for impacts to stormwater quantity and quality.
- (17) An occupancy permit for any structure accessed via the common driveway shall not be granted until the house numbers of the lots serviced by the common driveway are clearly posted on a single permanent post at the street so as to be visible from both directions of travel, and are also posted on a permanent post at the point at which each private driveway splits from the common driveway.
- (18) An occupancy permit for any structure accessed via the common driveway shall not be granted until the common driveway is 100% complete. In order to be considered complete, the design engineer must submit a stamped letter certifying the common driveway site work has been constructed as shown on the approved plans.

(Requires a 2/3rd Majority)

Article submitted by the Planning Board

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