



Date: November 2, 2020  
To: Nathan Poore, Town Manager  
From: Justin Early, Town Engineer  
Re: Street Acceptance Street Standards – Stone Ridge Road, Hilltop Trail, Rogers Trail

Below is a summary of the Town's street design standards, as specified in Section 14-64 of the Code of Ordinance, along with how Stone Ridge Road, Hilltop Trail, and Rogers Trail meet these standards (shown in bold and italicized).

### **Sec. 14-64. Street design standards**

The council shall consider the following when reviewing private ways proposed for acceptance:

1. The land subdivision ordinance's street construction and design objectives and standards which are currently in effect; ***The only street construction standard identified as not conforming to the current standards in the Subdivision Ordinance is the minimum centerline radius standard for a portion of Rogers Trail, which was constructed according to the approved plan.***
2. The street design approved by the planning board and any waivers that may have been granted; ***Standard has been met with the exception of the aforementioned minimum centerline radius.***
3. The deviation between the current standard and the built condition; ***As-Built drawings have been submitted to document construction deviations.***
4. The ability to provide public services along and within the private way such as school bussing, trash pick-up, emergency services and plowing; ***Standard has been met.***
5. E911 street addressing conformance; ***Standard has been met***
6. Street connectivity. Street connectivity may be required for streets not yet approved by the planning board as of May 23, 2005. The town council shall review the proposal against the following standards:
  - a. Reduction of costs to provide waste collection, snowplowing, public transit and school-related transit including decrease in travel time and mileage; ***There are no reduction of costs associated with this street connectivity.***
  - b. Shortening of emergency access response times and the provision of alternative routes; ***Shortening of response times is not anticipated with this acceptance.***
  - c. Diffusion of traffic and reduction of traffic impacts and congestion on public roadways and intersections; ***None anticipated.***
  - d. Connectivity between residential and commercial developments; ***There is no street connectivity to separate residential or commercial developments besides the connecting loop of Stone Ridge Road to Blackstrap Road***
  - e. Trail, bike and pedestrian connections; ***Public access to opens space has been proposed to land maintained by the Falmouth Land Trust. The applicant has been asked to provide additional information on how access rights will be achieved.***
  - f. Future connections to new developments. ***The application includes a transfer of small strips of land at the end of Rogers Trail and Hilltop Trail, which would allow for future connectivity if the land beyond the end of each road were ever to be developed.***
7. Minimum thresholds required. Minimum thresholds required are:
  - a. For private ways serving residential development, certificates of occupancy have been issued for a minimum of sixty-five (65) percent of the approved units, with rounding to occur to the next highest whole number. ***Standard met.***
  - b. For streets in commercial developments, certificates of occupancy have been issued for a minimum of sixty-five (65) percent the number of lots or buildings whichever is greater, with rounding to occur to the next highest whole number. ***N/A***