

**Add the following subsection - 4.2.11 Driveways – to the end of Section 4:
DIMENSIONAL REQUIREMENTS**

NOTE: Inserted new language in its entirety is underlined

4.2.11 Driveways. Driveway access from all land use designated in Section 3.0 to public and private ways is permitted by right subject to approval by the Town's Highway Superintendent, or in the case of Road Districts, the Superintendent of Streets, or Massachusetts Department of Transportation (MA DOT) for state roads, or in the case of a governing association, its designee, provided all of the following conditions are met. In cases where this is not possible, the applicant will apply for a Special Permit from the Planning Board.

1. **Frontage Requirements:** Each lot served by a driveway shall be located on a public or private road, except in cases where a common driveway is permitted under Section 7.2.
2. **Access:**
 - a. Driveways shall provide access to the lot from the road on which the lot served has frontage. An applicant who seeks to use a non-frontage road is required to obtain a Special Permit issued by the Planning Board.
 - b. Driveways to each residence shall be constructed in a manner ensuring reasonable and safe access from the road serving the premises to within in or less than one hundred feet (100') from the building site of the residential structure on the premises.
3. **State Highways:** Entrances on state highways shall conform to Massachusetts Highway Department Standards and Regulations.
4. **Location:**
 - a. Driveways should be located to the best advantage for alignment with the road, profile and site conditions.
 - b. No driveway shall be located within twenty-five feet (25') of an intersection.
 - c. The driveway shall be located entirely within the boundaries of the lot being served by the driveway except for common driveways under Section 7.2.
 - d. The driveway shall not be located within eighteen feet (18') of any side lot line without a Special Permit granted by the Planning Board.
5. **Sight Distance:** A clear sight distance must be maintained on either side of the driveway at its point of intersection with the road.
6. **Road Line Angle:** The intersection with the road line shall not be less than 60 degrees for a distance of twenty-five feet (25') unless permitted by the Planning Board.

7. **Grade at Road:** The grade of each driveway where it intersects with the road shall not exceed ten to fifteen percent (10-15%) for residential access and five to eight percent (5-8%) for commercial access for a distance of twenty-five feet (25') from the travel surface of the road.
8. **Distance:** Driveways exceeding a distance of five hundred feet (500') shall include provisions for safe and reasonable access for fire, police and emergency vehicles. Pull-offs of adequate width to allow vehicles, including emergency response vehicles, to pass freely shall be provided every five hundred feet (500'). Pull-offs may be required at shorter distances than five hundred feet (500') to provide for safe and reasonable access depending on conditions.
9. **Minimum Width:** A minimum cleared width of twenty feet (20') shall be maintained at the entrance to the road for the first twenty-five feet (25').
10. **Driveway Surface:** A surface application of a minimum of four inches (4") of MA DOT approved materials for the first twenty-five feet (25'), placed over a properly prepared base, graded and compacted shall be installed.
11. **Drainage:**
 - a. Driveways shall be so constructed that water from the driveway shall not drain onto the road or abutting properties.
 - b. In no instance shall the edges of the driveway entering into the road hinder the flow of the road surface water runoff.
 - c. Culverts installed in the roadside ditch line shall have a diameter specified per State, Town, or District Highway Superintendent of Streets or the appropriate designee.
12. **Environmental Stabilization:** Any adjacent disturbed areas during construction of a driveway shall be stabilized and planted with ground cover prior to completion.
13. **Long-term Responsibility:** Driveways shall remain the responsibility of the property owner(s), or their successors-in-interest who shall be responsible for the continued maintenance and repair of that portion of the driveway's curb cut and appurtenances that extend into or is part of the right-of-way. Owners who decide to abandon a driveway shall be responsible to restore the affected area to the satisfaction of the approving authority.