

Shared Driveway amendment – 8-23-22 version

The purpose of this amendment is to permit a single driveway to serve up to 3 parcels, to reduce habitat fragmentation and share costs between cooperating landowners.

Section 8B of Sandisfield's Zoning Bylaws is hereby amended by striking it and replacing with the following section 8B:

B. Driveways:

1. "Driveways" is defined as any road used for vehicular access from a public road to public or private buildings.
2. Should terrain or other conditions make these driveway bylaws exceedingly difficult or impossible to follow, a solution must be developed and approved by consulting with the Sandisfield Building Inspector. If a solution cannot be developed in this manner, then the Sandisfield Zoning Board of Appeals will determine the solution.
3. Driveway entrance into public or private road shall be situated so the driver has a minimum sight line of 100 feet each direction when entering any of Sandisfield's roads.
4. No driveway entrance shall be located closer than 75 feet to any intersection.
5. No portion of a driveway including its cuts, fills, culverts, etc. shall come closer than 10 feet to any abutting property.
6. Driveways coming down to a public road shall not have a grade steeper than 12% within the first 50 feet from the edge of the traveled roadway.
7. Any new or additional driveway entering onto a paved road must have a paved, concrete or asphalt apron at least 4 inches thick, not less than 20 feet wide and not less than 20 feet long connecting the driveway and the road.
8. Driveways shall be a minimum of 15 feet wide with a surface of 6 inches of well compacted gravel within the first 50 feet from the edge of the traveled roadway.
9. Driveways shall be adequately crowned to direct surface water runoff to appropriate gutters within the first 50 feet from the edge of the traveled roadway.
10. Driveway gutters and culverts shall be of adequate size and location to handle all anticipated surface runoff, and shall be directed to follow previous natural runoff pattern and shall in no instance be changed to flow on to adjacent property or roads, private or public.
11. Driveway cuts and fills shall be no steeper than 1 foot rise to 2 feet run.
12. Cuts and fills must be stabilized with vegetation or stone covering and protected from erosion with straw mulch and hay bales and/or stabilization fabric until vegetation or stone covering is effectively in place.

13. All driveway plans must be inspected and approved by A. Sandisfield Conservation Commission B. Sandisfield Planning Board, C. Sandisfield Highway Superintendent, and D. Fire Chief with respect to wetlands, setbacks, necessary culverts, paved apron, sight lines, and emergency access.

14. All driveway excavation and construction must follow the approved plan and be inspected and approved by the Sandisfield Highway DPW Superintendent. The property owner is responsible for notifying the proper Town Authorities at least 48 hours before any inspection is due.

15. All driveways must have house number(s) posted before final approval is given. Number(s) must be posted with 911 regulations.

16. There shall be no more than 3 approved building lots served by one shared driveway.

17. A shared driveway to be used by multiple property owners shall have a turnout every 500 feet that allows safe passage of 2 vehicles, and shall have adequate sight lines to reasonably avoid collisions.

18. For shared driveways, a written agreement between the landowners shall be recorded on the deeds of all properties sharing the driveway and filed with the Planning Board and DPW Superintendent. Said agreement shall include maintenance and financial responsibilities.