



Town Of Durham

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SUBDIVISION ROAD STANDARDS ADMINISTRATIVE CHANGE

Summary

The proposed Ordinance changes will update the road standards contained in Appendix 1. The proposed standards follow conventional road classifications based on the amount of land use and expected traffic. The design standards have been reviewed by the Road Commissioner and the Town's peer review engineer, and their recommended changes are included.

Current vs. Proposed Subdivision Road Standards

Aspect	Current	Proposed
Road Classifications.	Classification based on "public" and "private" roads.	Classification based on expected traffic levels (sub-collector, local, & minor local).
Road Right-of-Way Width.	50 feet for all roads.	50 feet for local and minor local roads. 60 feet for sub-collectors
Pavement Width.	22 feet for public roads, 20 feet for private roads.	20 feet for minor local, 22 feet for local, and 24 feet for sub-collectors.
Shoulder Width.	4 feet for public roads, 2 feet for private roads.	2 feet for all roads.
Issuance of Building Permits.	Entire road must be complete except paving.	Road must be complete to the lot to the satisfaction of the Fire Chief.
Gravel Roads in Subdivisions.	Can be gravel if 3 or fewer lots.	Clarification of paving if road is extended beyond 3 lots.
Road Base Components.	6 inches of "aggregate base" & 12 inches of "aggregate sub-base."	3 inches of "surface gravel" and 15 inches of "base gravel."
Culverts.	Minimum of 12" zinc-coated metal pipe.	Minimum of 15" high-density polyethylene pipe.
Parking	Parking standards are contained in subdivision roads appendix.	Parking standards moved to site plan review standards.
Driveways at Road End.	Driveways are allowed on turnarounds.	Driveways limited on turnarounds.
Entrance Sight Distances	Incomplete list of sight distances.	Match MDOT standards.

Why the Changes?

The current road classifications are outdated and based on the repealed Growth Management Ordinance that set standards for “public” road acceptance in the Southwest Bend Growth District and “private” roads everywhere else in Town. The road design standards are outdated and don’t match current construction industry standards.

We want to hear from you!

Do you support the proposed changes to the subdivision road standards or have any concerns with them? Please share your thoughts with the Planning Board during the public participation process. You can submit written comments to the Town Planner for circulation to the Board by emailing townplanner@durhammaine.gov.