

IMPORTANT NOTICES CONCERNING STREETS, SIDEWALKS, AND DRAINAGE

1. Prior to the issue of a building permit, a driveway location must be approved by the Highway Superintendent.
2. When a lot of land is built upon facing an existing town way and the section of the way contains existing drainage structures or is in a natural water run-off area, then the builder and/or owner shall resolve the drainage as required by the Town Engineer and/or Highway Superintendent before any building on the lot is allowed. Any alterations to drainage structures or to natural run-off on a public or private property that effects Town Property or the traveled way shall be resolved by the private party to the satisfaction of the Town Engineer and Highway Superintendent.
3. No dwelling shall be erected unless the top of the foundation is at least 12" above the center line grade of the roadway opposite the center line of the foundation. All garage floors, attached to the house or not, shall also be at least 12" above the center line grade of the roadway opposite the center line of the driveway. Any exceptions to these regulations shall be by the unanimous recommendation of the Town Engineer, Building Inspector, and Highway Superintendent.
4. The elevation of the driveway at the back of the sidewalk or 6' back of the gutter line, shall be a minimum of 6" above the finished gutter grade. Driveways shall be no wider than 18' from the edge of the roadway to the outer edge of the right-of-way and shall have a minimum 18" gravel base and shall be paved with a minimum of 3" of Type I bituminous concrete from the edge of the roadway to the outer edge of the right-of-way. Driveway openings must be a minimum of 4' from any catch basin or drainage swale.
5. The finished grade of the front portion of the property will coincide with the top of the curving grade or the back of the sidewalk, and where applicable, shall be 6" above gutter grade. Any exceptions to this regulation shall be by the unanimous recommendation of the Town Engineer, Building Inspector, and Highway Superintendent.
6. In connection with construction on a parcel of land facing an accepted Town Way, no person shall break up or dig up any public sidewalk, street, or highway without a written permit from the Highway Superintendent. The Building Inspector shall not issue an occupancy permit for any new building until the affected sections of sidewalk and/or street have been restored to the satisfaction of the Highway Superintendent and Town Engineer.
7. For driveway openings on a State Highway, a Massachusetts Department of Public Works Permit is required before a building permit can be issued.
8. A bond not to exceed \$2,000.00 may be required to be posted by the applicant with the Town to restore any damage to a town-owned road layout coincidental to or as a result of construction on said lot. Upon completion of construction and prior to the issue of an occupancy permit, said bond and any earned interest shall be returned to the applicant, minus any amount determined necessary to restore damages to the layout. (Voted Town Meeting, Article 11, June 24, 1991)