

**AMENDMENTS TO THE LAND USE ORDINANCE
RE: STREET CONNECTION REQUIREMENTS**

Performance Standards (§120-555C(8)(g))

(g) Connection requirements. The following standards determine the number of connections a private road must have with an existing local street. The cumulative number of lots or dwelling units created through the addition of lots or dwelling units to an existing subdivision shall be included in the minimum number of required street connections. When determining the number of dwelling units, the Code Enforcement Officer shall not include permitted accessory apartments.

Number of Dwelling Units	Minimum Connections (Not Sprinkled)	Minimum Connections (Sprinkled)
1–30	1	1
31–99	2	1
100+	2	2

[a] Street connection separation requirements. Subdivisions with two or more connections to an existing public street shall be separated according to the standards in Table 2 [see Table 2 in § **120-911M(4)**^[16]].

[16] *Editor's Note: See Table 2 in [Appendix B, Street Design and Construction Standards](#), included as an attachment to this chapter*

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Site Plan (§120-814B(6))

(6) Access drive standards. Multifamily developments in which the property will be held in common ownership shall be served by an access drive. Access drives shall remain private and shall not be maintained or repaired by the Town. Access drives shall meet the following standards:

Number of Dwelling Units	Minimum Connections (Not Sprinkled)	Minimum Connections (Sprinkled)
1–30	1	1
31–99	2	1
100+	2	2

[a] Street connection separation requirements. Subdivisions with two or more connections to an existing public street shall be separated according to the standards in Table 2 [see Table 2 in § **120-911M(4)**^[16]].

[16] *Editor's Note: See Table 2 in [Appendix B, Street Design and Construction Standards](#), included as an attachment to this chapter*

(a) C1 and C2 Districts.

[1] Design standards. Access drives shall be designed to conform to the standards for commercial street, curbed lane or residential street standards.

[2] Rights-of-way. The minimum right-of-way width for a commercial street, curbed lane or residential street in Appendix B is not applicable to an access drive. When the Planning Board determines that a right-of-way is required to connect to a surrounding street, an existing right-of-way on an abutting property, or to provide continuation of the road to allow for connectivity with expected future development, a public access easement across the access drive shall be offered to the Town in order to comply with the Article 4, Block Standards.

[3] Setbacks. There shall be no required setback between an access drive and a structure.

(b) Other districts.

[1] Design standards. Access drives shall be designed to conform to the standards for the applicable private road standard in these regulations, including the standards contained in Table 3, Table 4, and the applicable cross sections in Appendix B Street Standards. Access drives constructed to the “minor private road” standard shall also include the Hot Bituminous Pavement required for a “major private road”.

[2] Rights-of-way. The minimum right-of-way width for a "major private road" or “minor private road” in Table 3 of Appendix B is not applicable to an access drive.

[3] Setbacks. There shall be no minimum setback required between an access drive and a structure.

(c) Curb cuts on the access drive must be separated by a minimum of 75 feet where possible and aligned with curb cuts on the opposite side of the access drive to the greatest extent possible.

(d) Access drives shall remain private and shall not be maintained or repaired by the Town. A note shall appear on the site plan: All internal access roads and driveways shall remain private and shall be maintained by the developer, lot owners, homeowners/condominium association, or road association and shall not be offered for acceptance, or maintained, by the Town of Windham unless they meet all municipal street design and construction standards at the time of offering.

(e) Street connection requirements. The following standards determine the number of connections a development must have with an existing public street. The cumulative number of lots or dwelling units created through the addition of lots or dwelling units to an existing subdivision shall be included in the minimum number of required street connections.

[1] Where residential developments with fewer than thirty (30) dwelling units served by a single access drive may be permitted without a secondary street connection provided that either (a) all dwelling units are equipped throughout with an approved automatic sprinkler system and the development is served by public water, or (b) the dwelling units are not equipped with an automatic

sprinkler system and are served by private wells. In all cases, where the Fire Chief determines that access by a street connection could be impaired due to vehicle congestion, terrain, climate, or other factors limiting emergency access, an additional connection shall be required.

[2] Where residential developments with more than thirty-one (31) and fewer than ninety-nine (99) dwelling units served by a single street connection shall generally provide two street connections when dwellings are not equipped with automatic sprinkler systems. However, such developments may be permitted with a single street connection if all dwelling units are equipped throughout with an approved automatic sprinkler system and are served by public water or private wells. In all cases, if the Fire Chief determines that a single street connection could be impaired due to vehicle congestion, terrain, climate, or other factors limiting emergency response, an additional street connection shall be required.

[3] Where residential developments with one hundred (100) or more dwelling units shall provide at least two street connections when dwellings are not equipped with automatic sprinkler systems. This requirement also applies to developments where dwellings are equipped with automatic sprinkler systems and are served by public water or private wells. In all cases, if the Fire Chief determines that two street connections could be impaired due to vehicle congestion, terrain, climate, or other factors limiting emergency response, an additional street connection shall be required.

[4] Access drive street connections shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

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Subdivision (§120-911M(5)(b)[7])

[7] Street connection requirements. The following standards determine the number of connections a residential subdivision street must have with an existing public street. The cumulative number of lots or dwelling units created through the addition of lots or dwelling units to an existing subdivision shall be included in the minimum number of required street connections.

Number of Dwelling Units	Minimum Connections (Not Sprinkled)	Minimum Connections (Sprinkled)
1-30	1	1
31-99	2	1
100+	2	2

[a] Street connection separation requirements. Subdivisions with two or more connections to an existing public street shall be separated according to the standards in Table 2 [see Table 2 in § **120-911M(4)**^[16]].

[16] Editor's Note: See Table 2 in [Appendix B, Street Design and Construction Standards](#), included as an attachment to this chapter