

Road Standards

A. Primary Private Road

- a. Definition: Directly attaches to a current Town of Windham road.
- b. Construction:

Sub Base = 18"

Crushed Base = 3" or 3" Re-claimed

Pavement = 3" ¹

Width = 20'

Shoulder Left = 2'

Shoulder Right = 2'

B. Secondary Private Road

- a. Definition: Directly attaches to a primary private road.
- b. Construction:

Sub Base = 15"

Crushed Base = 3" or 3" Re-claimed

Width = 18'

Shoulder Left = 2'

Shoulder Right = 2'

C. Improved Sub-Standard Private Road

Same formula used in item #4 for new lot / building permits on new secondary roads.

From
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¹ When threshold to pave is reached.

Town Responsibilities & Remedies

1)

The town must create acceptable standards for current and new roads to be maintained for proper passage of safety vehicles. Inspection of all private roads, by the town, with all recommended actions and a time line for the completion of repairs. In the event of failed association or no action by ownership, the town may contract work as agent for correction of problem on behalf of lot owners. Total correction costs will be calculated and added to the lot owners tax bill as a onetime assessment.

2)

Primary Private Road Paving Requirement

- A. Primary private roads will be paved when the length reaches 600 feet and/or six or more homes are served. For any new secondary private road created off a primary private road; this will trigger the paving of the primary road regardless of its length or lot numbers. From the far side of the new primary/secondary intersection, back to a public road or nearest pavement on said primary road. The primary road will be paved in 600 feet increments beginning at the paved public road.
- B. Secondary private road will be paved when it reaches 1200 feet lineal footage in original creation or by road extensions. When the road is extended past 1200 feet the creator will pave that secondary road's first 1200 feet beginning at roads origination. The next 1200 foot calculation begins at end of the new pavement.
- C. New secondary private roads off established secondary roads will pave the road it attaches to from far side of intersection back to the origination of said intersection.

3)

Private Road Ownership & Maintenance

All private roads shall be maintained to town standards for safe emergency vehicle travel. Road association must be created when two or more lots or units are served by that road. Road associations with president contact info must be registered with the town. No further building permits or new road creation or extensions are permitted until the association is done. When a second lot is created on a private road, that road must be brought to specific road standards from beginning to last lot on the road.

4)

Existing Private Road Networks – upgrade fee from new private roads

All private roads with two or more lots are recommended to start road associations to be registered with the town.

All new lots or building permits on all new or existing secondary private roads that create travel over pre-existing private roads enroute to a town road are subject to a onetime fee equal to the current year's road association dues. The onetime fee will be charged and paid only to current, registered road associations.