

## **East Montpelier Road Policy Acceptance of New Town Roads**

### **1. AUTHORITY**

The Selectboard of the Town of East Montpelier, County of Washington, State of Vermont, in accordance with the authority vested in it by 24 VSA §§1971-1984, 19 VSA §§301-317, and 19 VSA §§701-819, hereby adopts the following East Montpelier Highway Acceptance Policy.

### **2. BACKGROUND**

The Town of East Montpelier exercises fiscal prudence in the expense of maintaining town highways consistent with the year-round safety of motorists, cyclists, and pedestrians. The Selectboard does not encourage additional town roads, with the associated costs of their maintenance.

The following policy establishes procedures and standards for accepting new town roads. The policy is intended to provide potential road developers the opportunity to obtain a decision on whether a road will be accepted or rejected as a Class 3 town highway before construction of the road begins.

The Selectboard prefers to be consulted by a developer in the early stages of review for a subdivision permit (where applicable), so that the Selectboard may, before the permit is granted, participate in discussions of road location and other related details.

### **3. CRITERIA FOR ACCEPTING A PRIVATE ROAD**

As the Selectboard weighs whether to accept a private road as a Class 3 town highway, it will consider:

- 1) consistency with the Town Plan;
- 2) impact on traffic circulation;
- 3) financial impact on town highway resources;
- 4) impact on agricultural land use;
- 5) proximity to a designated growth area; and,
- 6) vulnerability to extreme storm events (e.g., through lying in the path of potential, substantial water discharge or crossing or running adjacent to a water course).

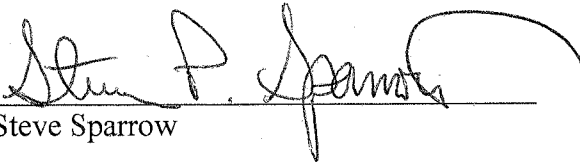
### **4. SPECIFICATIONS AND CONDITIONS**


If the Selectboard decides to accept a private road, the acceptance shall be conditional, based on the road and its construction process meeting the following specifications and conditions:

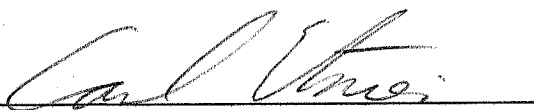
- 1) The road shall be built or upgraded to conform to the Town of East Montpelier Road and Bridge Standards and the VTrans A76 standards for a Class 3 Road.
- 2) Traveled way and shoulder widths shall be commensurate with traffic volume and use. For guidance, reference the latest edition of AASHTO's "A policy on geometric design of highways and streets."
- 3) No grade shall exceed twelve percent; the Selectboard shall determine whether or not grades over seven percent must be paved.
- 4) Slopes shall be graded to reduce erosion to a minimum.

- 5) The East Montpelier Road Foreman must give approval of road construction at such times during construction as the Selectboard designates at the time of its conditional approval. The Road Foreman may call on VTrans personnel or others to assist in the inspection. A final inspection by the Road Foreman is required to certify that the road construction is completed according to standards. No final inspection will be conducted by the Town between November 1<sup>st</sup> and April 15<sup>th</sup> of the following year.
- 6) The developer shall post a bond to ensure that purchasers of lots fronting on the proposed road will be guaranteed to have access to an accepted town maintained road. The applicant or developer shall post a bond or other surety with the Town of East Montpelier for ten percent of total cost of the proposed town highway, prior to starting construction. All bond money or sureties will be paid back when the new road is finished, inspected, and after a trial period of one year.
- 7) The developer must demonstrate that the development of property along the proposed road will generate a minimum level of municipal road tax revenue equal to or greater than 120% of the estimated road maintenance costs annualized over a ten year period.
- 8) Before a road is accepted by the town, the owner(s) of the property where it is built shall deed to the town a 50 foot right-of-way 25 feet each side of the centerline, including slope rights if necessary; such deed to be a Vermont warranty deed free and clear of all encumbrances and properly supported by a survey showing roadway and right-of-way centerlines, driveways, utility lines (surface or sub-surface), and major road features, alignment and curves.
- 9) A minimum of three dwellings must be occupied on the road prior to its acceptance by the town as a Class 3 road.

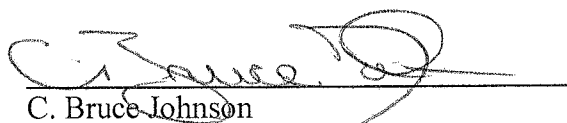
Adopted by the East Montpelier Selectboard this 5 th day of November, 2012

  
Steve Sparrow

  
Seth Gardner

  
Carl Etnier

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Casey Northrup

  
C. Bruce Johnson