

Applicant Agenda

Planning Board Site Walk 251 West Main Street CZA

Driveway/Site Distance

Technical Standards = 200' sight distance and 50' from intersection. Field demonstration.

Public comments: dangerous curve/no sidewalks/ visibility. Solutions: lack of crash report, vegetation in Town ROW, Town/Complete Streets? Request sidewalks or advisory lanes.

Lot A /historic home

size/expansion opportunity. Field observation and land plan shows plenty of room for garage (40)

history: one of oldest houses in Yarmouth. 1795. Greg Paxton letter re: interior intact. Built 63 years prior Merrill mansion.

Tree Plan

Work with private professional arborist or forester in conjunction with Yarmouth Tree warden for FMP

Slope & Stormwater

Prior/existing issues from other properties Newell/Deacon – contact Town, engineer

Will hire civil engineer to develop SW management plan as part of final subdivision plan submission

Survey

Owen Haskell professional stamped survey

Overlap

Signs/Abutter Tree

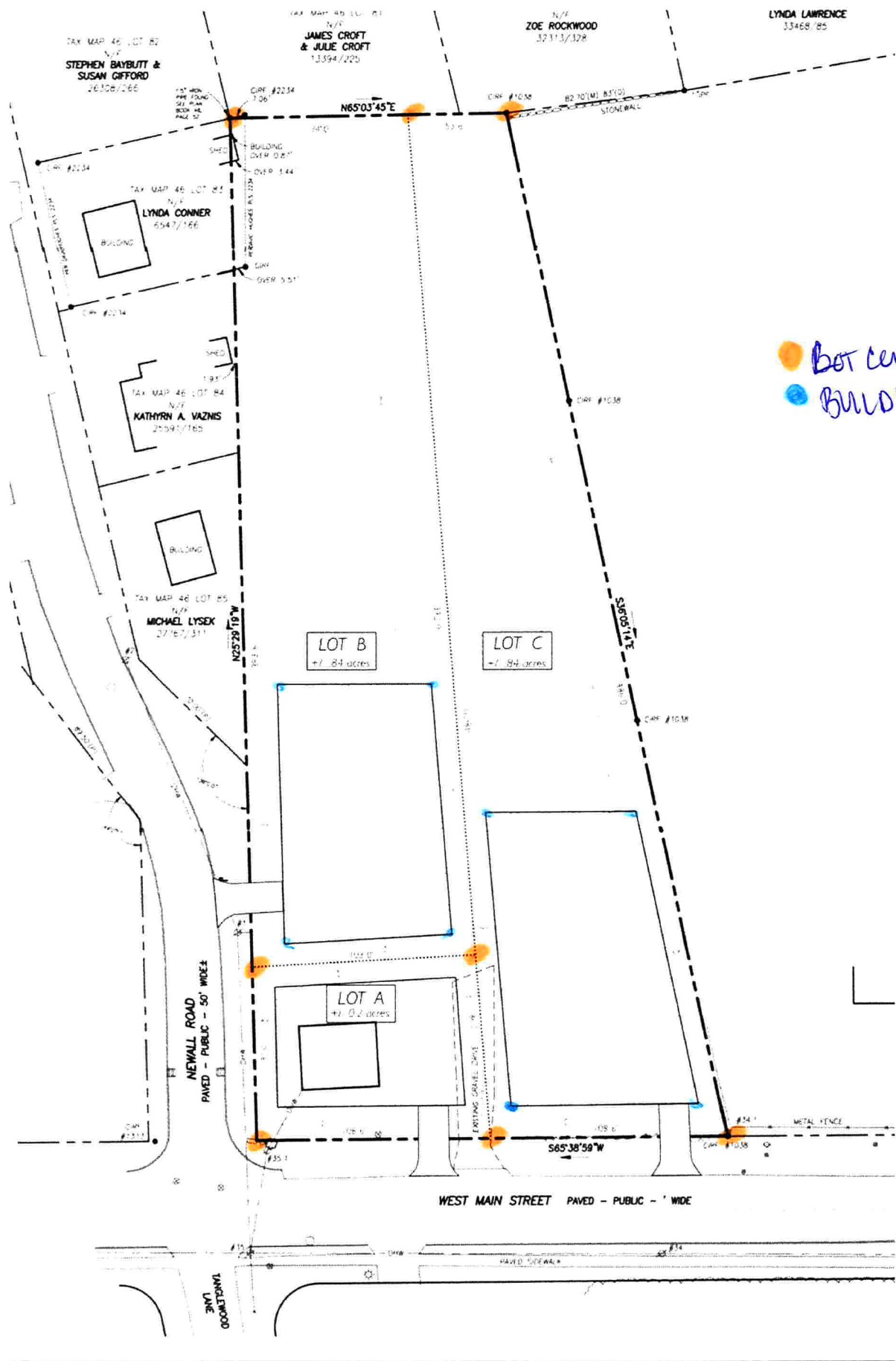
bonafide purpose of securing access to the Owner's property and not for the purpose of parking or servicing vehicles on the road Right of Way.

3. Sight Distance Criteria:

- a. All entrances shall be so located such that vehicles approaching or using the entrance will be able to obtain adequate sight distance in both directions along the public way or to maneuver safely and without interference with traffic.
- b. Measurements to determine sight distance shall be made in the proposed entrance at a point ten feet (10') from the edge of shoulder line with the height of three and one-half feet (3.5') above the pavement. The sight distance shall be computed from this point measuring along the roadway to a point where an approaching height of object four and one quarter feet (4.25') is first seen.
- c. Sight Distance Technical Standards. The minimum allowable sight distances for all accesses onto all Town Ways are listed in Table 1. The Town may require up to fifty percent (50%) greater sight distances when at least thirty percent (30%) of the traffic using the entrance will be larger vehicles.

Highway Speed (MPH)	Minimum Sight Distance (in feet)
25 *	200
30	250
35	305
40	360
45	425
50	495
55	570

* There is a yellow sign posting 15mph as you enter Newell Rd.



● LOT CORNERS
 ● BUILDING AREA